

SISKIYOU COUNTY
HOUSING ELEMENT UPDATE
MAY 2004

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I. INTRODUCTION

State Housing Law (Government Code Section 65580) requires that the Housing Element include an assessment of housing needs and an inventory of resources and constraints relevant to meeting those needs. This report updates the Housing Element previously adopted by the Board of Supervisors on December 8, 1992.

The assessment and inventory must include all of the following:

- Analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected housing needs for all income levels. Such existing and projected needs shall include the locality's share of the regional housing need in accordance with Section 65584.
- Analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition.
- An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning, public facilities, and County services to these sites.
- Analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including land use controls, building codes and their enforcement, site improvements, fees and other exaction's required of developers, and local processing and permit procedures.
- Analysis of potential and actual non-governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction.
- Analysis of any special housing needs, such as those of the handicapped, elderly, large families, farmworkers, the homeless, and families with female heads of households.
- Analysis of opportunities for energy conservation with respect to residential development.

The Background Report of the Housing Element identifies the nature and extent of the County's housing needs, which in turn provides the basis for the County's response to those needs in the Policy Document. In addition to identifying housing needs, the Background Report also presents demographic information to provide a better understanding of the community.

II. HOUSING NEEDS ASSESSMENT

A. Demographic and Employment Characteristics and Trends

The existing (1992) Siskiyou County Housing Element was an update of the Housing Element previously adopted in 1984. The analysis in the 1992 Housing Needs Assessment relies primarily upon 1990 U.S. Census data. This Update relies primarily upon 2000 U.S. Census data. Along with Census data, this section also summarizes population, housing and employment data published by the California Department of Finance (DOF).

The data for Siskiyou County are presented wherever possible alongside comparable data for the surrounding counties, and the State of California. This facilitates an understanding of the County's characteristics by illustrating how the county is similar to, or differs from, the surrounding counties and the state in various aspects related to demographic characteristics and housing conditions and needs.

1) General Demographic and Employment Characteristics and Trends

The purpose of this discussion is to document baseline population and employment characteristics for Siskiyou County.

Table II.1 compares Siskiyou County with its cities, surrounding counties, and California for the 1990 and 2000 U.S. Census for population, household, and housing unit growth.

The entire Siskiyou County experienced a very modest 0.18 percent annual average population growth rate from 1990 to 2000. Its unincorporated portion experienced 0.23 percent annual growth rate during that same period. This is significantly lower than the 1.3 percent annual average population growth rate for California during this period. As shown in the table, the surrounding counties either experienced modest growth similar to Siskiyou County or slight decreases, as was the case with Modoc and Trinity Counties. In addition, many of the cities in Siskiyou County experienced very modest growth or slight decreases as well.

According to the 2000 Census, 56.7 percent of the County's population in 2000 was from the unincorporated areas of the County. The remainder of the population was from the Cities of Dorris, Dunsmuir, Etna, Fort Jones, Montague, Mount Shasta, Tulelake, Weed, and Yreka.

A household is defined as a person or group of persons living in a housing unit, as opposed to persons living in group quarters such as dormitories or prisons. Siskiyou County's household growth rate was slightly higher than its population growth rate from 1990 to 2000, a result of decreasing average household sizes.

TABLE II.1
POPULATION AND HOUSING TRENDS FOR CITIES IN SISKIYOU COUNTY, SISKIYOU COUNTY, SURROUNDING COUNTIES,
AND CALIFORNIA, 1990-2000

		Counties							State	
		Siskiyou (Entire County)	Siskiyou (Unincor porated)	Modoc	Shasta	Trinity	Humboldt	Del Norte	California	
Population	1990	43,531	23,141	9,678	147,036	13,063	119,118	23,460	29,760,021	
	2000	44,301	23,686	9,449	163,256	13,022	126,518	27,507	33,871,648	
	Annual Growth Rate	0.18%	0.23%	-0.24%	1.1%	-0.03%	0.60%	1.6%	1.3%	
Total Households	1990	17,306	8,969	3,711	55,966	5,156	46,420	7,987	10,381,206	
	2000	18,556	9,835	3,784	63,426	5,587	51,238	9,170	11,502,870	
	Annual Growth Rate	0.70%	0.93%	0.19%	1.3%	0.81%	0.99%	1.4%	1.0%	
Housing Units	1990	20,141	10,969	4,672	60,552	7,540	51,134	9,091	11,182,882	
	2000	21,947	12,230	4,807	68,810	7,980	55,912	10,434	12,214,549	
	Annual Growth Rate	0.86%	1.1%	0.29%	1.3%	0.57%	0.90%	1.4%	1.4%	
		Cities (Siskiyou County)								
		Dorris	Dunsmuir	Etna	Ft. Jones	Montague	Mt. Shasta	Tulelake	Weed	Yreka
Population	1990	892	2,129	835	639	1,415	3,460	1,010	3,062	6,948
	2000	886	1,923	781	660	1,456	3,621	1,020	2,978	7,290
	Annual Growth Rate	-0.07%	-1.01%	-0.67%	0.32%	0.29%	0.46%	0.10%	-0.28%	0.48%
Total Households	1990	339	929	317	260	499	1,507	378	1,169	2,939
	2000	342	867	329	298	560	1,669	358	1,184	3,114
	Annual Growth Rate	0.09%	-0.69%	0.37%	1.37%	1.16%	1.03%	-0.54%	0.13%	0.58%
Housing Units	1990	377	1,129	351	300	553	1,663	442	1,225	3,102
	2000	396	1,170	362	328	609	1,798	459	1,293	3,303
	Annual Growth Rate	0.49%	0.36%	0.31%	0.90%	0.97%	0.78%	0.38%	0.30%	0.63%

Sources: 1990 U.S. Census (STF 1A); U.S. Census 2000, Table DP-1 Profile of General Demographic Characteristics: 2000

Table II.2 compares 1990 and 2000 Census data for Siskiyou County for a variety of demographic characteristics, including age distribution, sex, ethnicity, household type, and household tenure.

Between 1990 and 2000, the proportion of Siskiyou County's unincorporated population in the 45 to 54 age group grew most rapidly, increasing its share from 12.0 to 18.6 percent of the total. The groups with the greatest decline in share of population are 25 to 34 year olds, which declined from 11.7 to 7.4 percent, and those under 5 years old, which declined from 8.8 to 4.5 percent of the total between 1990 and 2000.

Females and males accounted for 49.8 percent and 50.2 percent, respectively, of the population in the unincorporated Siskiyou County in 2000. These percentages changed only somewhat from 1990.

In terms of race, 88.6 percent of the unincorporated County's population was white in 2000, down somewhat from 92.1 percent in 1990. Persons of Hispanic origin (an ethnic category exclusive of race) increased from 5.0 percent in 1990 to 6.0 percent in 2000.

The U.S. Census divides households into two different categories, depending on their composition. Family households are those which consist of two or more related persons living together. Non-family households include persons who live alone or in groups composed of unrelated individuals. As shown in Table II.2, for the entire County the concentration of family households accounted for 65.9 percent of all households in 2000. This figure actually decreased from 69.8 percent in 1990.

The rate of home ownership in the entire County increased considerably between 1990 and 2000 from 57.2 percent to 67.2 percent. In the unincorporated County, home ownership increased to a slightly lesser degree from 73.9 percent to 76.1 percent.

TABLE II.2
SISKIYOU COUNTY AGE, SEX, RACE AND ETHNICITY, HOUSEHOLD TYPE,
AND HOUSING TENURE, 1990-2000

	1990				2000			
	Total		Unincorporated		Total		Unincorporated	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Age distribution								
Under 5	3,585	8.2%	2,028	8.8%	2,260	5.1%	1,060	4.5%
5-9	2,831	6.5%	1,119	4.8%	2,710	6.1%	1,307	5.5%
10-14	3,443	7.9%	1,835	7.9%	3,414	7.7%	1,769	7.5%
15-19	2,866	6.6%	1,477	6.4%	3,394	7.7%	1,648	7.0%
20-24	1,817	4.2%	842	3.6%	1,829	4.1%	737	3.1%
25-34	5,516	12.7%	2,697	11.7%	3,684	8.3%	1,754	7.4%
35-44	7,160	16.4%	4,062	17.6%	6,367	14.4%	3,397	14.3%
45-54	4,664	10.7%	2,775	12.0%	7,444	16.8%	4,410	18.6%
55-59	2,076	4.8%	1,280	5.5%	2,825	6.4%	1,764	7.4%
60-64	2,391	5.5%	1,422	6.1%	2,334	5.3%	1,479	6.2%
65-74	4,314	9.9%	2,355	10.2%	4,228	9.5%	2,551	10.8%
75-84	2,236	5.1%	992	4.3%	2,918	6.6%	1,465	6.2%
85+	632	1.5%	257	1.1%	894	2.0%	345	1.5%
Total	43,531	100.0%	23,141	100.0%	44,301	100.0%	23,686	100.0%
Median Age	-	-	-	-	43.0	-	41	-
Sex								
Male	21,437	49.2%	12,041	51.4%	21,752	49.1%	11,895	50.2%
Female	22,094	50.8%	11,400	48.6%	22,549	50.9%	11,791	49.8%
Race/ Ethnicity								
White	40,105	92.1%	21,553	93.1%	38,573	90.4%	20,979	88.6%
Black	691	1.6%	141	0.6%	580	1.4%	164	0.7%
Am. Indian	1,797	4.1%	1,080	4.7%	1,726	4.0%	970	4.1%
Asian or Pacific Islander	383	0.9%	118	0.5%	583	1.4%	204	0.9%
Other	555	1.3%	249	1.1%	1,224	2.9%	1,369	5.8%
Total	43,531	100.0%	23,141	100.0%	42,686	100.0%	23,686	100.0%
Hispanic	2,549	5.9%	1,148	5.0%	3,354	7.9%	1,414	6.0%
Household Type								
Families	12,076	69.8%	4,473	49.9%	12,231	65.9%	6,900	70.2%
Non-Families	5,230	30.2%	4,496	50.1%	6,325	34.1%	2,935	29.8%
Total	17,306	100.0%	8,969	100.0%	18,556	100.0%	9,835	100.0%
Household Tenure								
Owner	11,636	57.2%	6,630	73.9%	12,472	67.2%		76.1%
Renter	5,670	32.8%	2,339	26.1%	6,084	32.8%	7,481	23.9%
Total	17,306	100.0%	8,969	100.0%	18,556	100.0%	2,354	100.0%

Source: U.S. Census, 1990 and 2000

Table II.3 shows the DOF-estimated population and housing units for the unincorporated portion of Siskiyou County as well as the entire County for each year from 1990 to 2000. As indicated in this table, population tended to fluctuate somewhat during this period.

TABLE II.3
DEPARTMENT OF FINANCE YEARLY ESTIMATES SISKIYOU COUNTY POPULATION AND
HOUSING UNITS, 1990-2000

Siskiyou County - Unincorporated						
	Population			Housing Units		
	#	Change	% Change	#	Change	% Change
1990	23,141	-	-	10,969	-	-
1992	23,333	192	0.8%	11,099	130	1.2%
1992	23,295	-38	-0.2%	11,272	173	1.6%
1993	23,480	185	0.8%	11,455	183	1.6%
1994	23,857	377	1.6%	11,658	203	1.8%
1995	24,172	315	1.3%	11,846	188	1.6%
1996	24,068	-104	-0.4%	11,947	101	0.9%
1997	24,133	65	0.3%	12,109	162	1.4%
1998	24,064	-69	-0.3%	12,403	294	2.4%
1999	24,064	0	0.0%	12,403	0	0.0%
2000(1)	23,686	-378	-1.6%	12,229	-174	-1.4%
Siskiyou County - Total						
	Population			Housing Units		
	#	Change	% Change	#	Change	% Change
1990	45,531	-	-	20,141	-	-
1992	43,708	-1,823	-4.0%	20,321	180	0.9%
1992	43,818	110	0.3%	20,535	214	1.1%
1993	44,114	296	0.7%	20,830	295	1.4%
1994	44,526	412	0.9%	21,163	333	1.6%
1995	44,638	112	0.3%	21,395	232	1.1%
1996	44,332	-306	-0.7%	21,528	133	0.6%
1997	44,146	-186	-0.4%	21,722	194	0.9%
1998	44,195	49	0.1%	21,793	71	0.3%
1999	43,929	-266	-0.6%	21,989	196	0.9%
2000(1)	44,301	372	0.8%	21,947	-42	-0.2%

Source: California Department of Finance (DOF), City/County Population and Housing Estimates, 2000; U.S. Census 2000

Note: (1) As indicated in Table I.1, 2000 figures based on U.S. Census 2000 slightly differ.

Table II.4 shows the distribution of households according to their 1999 incomes for Siskiyou County and California. Siskiyou County and California had somewhat different income distributions. For both the unincorporated portion and the entire Siskiyou County, a large proportion of its respective households were clustered in the income range of \$15,000 to \$49,999 per year, whereas a large proportion of the state's respective households were clustered in the income range of \$35,000 to \$74,999 per year.

In 2000, Siskiyou County had a median household income (\$29,530) that was \$17,963 less than the California median household income.

TABLE II.4
HOUSEHOLD INCOME DISTRIBUTION
FOR SISKIYOU COUNTY, AND CALIFORNIA, 2000

	Siskiyou County				California	
	Total		Unincorporated		Households	Percent
	Households	Percent	Households	Percent		
Less than \$10,000	2,691	14.7%	1,274	13.0%	967,089	8.4%
\$10,000-\$14,999	1,960	10.7%	884	9.0%	648,780	5.6%
\$15,000-\$24,999	3,577	19.5%	1,680	17.2%	1,318,246	11.5%
\$25,000-\$34,999	2,369	12.9%	1,201	12.3%	1,315,085	11.4%
\$35,000-\$49,999	3,129	17.1%	1,726	17.6%	1,745,961	15.2%
\$50,000-\$74,999	2,711	14.8%	1,539	15.7%	2,202,873	19.1%
\$75,000-\$99,999	1,075	5.9%	761	7.8%	1,326,569	11.5%
\$100,000-\$149,999	683	3.7%	461	4.7%	1,192,618	10.4%
\$150,000-\$199,999	137	0.7%	131	1.3%	385,248	3.3%
\$200,000 or more	241	1.3%	126	1.3%	409,551	3.6%
Total Households	18,556	100.0%	9,783	-	11,512,020	100.0%
Median Household Income	\$29,530	-	na	-	\$47,493	-

Source: U.S. Census 2000

Table II.5 shows estimated and projected employment by major sector in Siskiyou County in 1998, 2005, and 2010. It also shows the actual number of jobs per household for each area in 1998.

TABLE II.5
EMPLOYMENT BY MAJOR SECTOR FOR SISKIYOU COUNTY, 1998-2010

Siskiyou County Industry	1998		2005		2010		Change 1998- 2005	Change 2005- 2010
	Jobs	Share	Jobs	Share	Jobs	Share		
Agriculture and Mining	3,657	16.4%	2,800	11.7%	3,000	12.0%	-23.4%	7.1%
Construction	na	na	1,100	4.6%	1,100	4.4%	na	na
Manufacturing	1,708	7.7%	1,400	5.8%	1,200	4.8%	-18.0%	-14.3%
Transportation/Public Utilities	1,125	5.0%	1,100	4.6%	1,000	4.0%	-2.2%	-9.1%
Wholesale Trade	506	2.3%	500	2.1%	500	2.0%	-1.2%	0.0%
Retail Trade	4,101	18.4%	4,600	19.2%	4,900	19.6%	12.2%	6.5%
Finance, Insurance, Real Estate	1,267	5.7%	1,200	5.0%	1,200	4.8%	-5.3%	0.0%
Government	5,802	26.0%	6,900	28.8%	7,500	30.0%	18.9%	8.7%
Total Jobs	22,295	100.0%	24,000	100.0%	25,000	100.0%	7.6%	4.2%
Total Households	44,195	-	na	-	na	-	na	na
Total Jobs/Household Ratio	0.50	-	na	-	na	-	na	na

Source: Siskiyou County Planning Department

Siskiyou County had a total of approximately 22,295 jobs in 1998, and is projected to have an estimated 24,000 jobs in 2005. Therefore, the total expected increase in jobs from 1998 to 2005 is 7.6 percent. The industry sectors with the highest expected growth rates from 1998 to 2005 in the County are retail trade and government. The agriculture and mining sector is expected to decline in employment by 23.4 percent, and the manufacturing sector by 18 percent from 1998 to 2005. Although manufacturing is expected to continue its decrease in employment between 2005 and 2010, the agriculture and mining sector is actually expected to increase in employment by 7.1 percent during that same period.

2) Potential Population Change and Job Growth Impacts on Housing Need

Table II.6 shows a summary of estimated population, households, housing units, and employment for Siskiyou County and California for 1990 and 2000, from the California Employment Development Department (EDD), and the 1990 and 2000 U.S. Census.

As shown in the table, between 1990 and 2000 Siskiyou County actually experienced a slight decrease (-0.6 percent) in employment from 17,140 to 16,140 jobs. During the same period, the state as a whole experienced an increase of 1.4 percent. The overall decrease in the County's employment during this period may be attributed to the closure of mining, fishing, and timber industries.

As indicated in the table, Siskiyou County's household growth between 1990 and 2000 was greater than its population growth, indicating a reduction in average household size. This may be attributed to the out migration of working families and immigration of retired couples into the County. This is contrary to what has occurred statewide.

TABLE II.6
SUMMARY OF POPULATION, EMPLOYMENT, AND HOUSING ESTIMATES FOR SISKIYOU COUNTY, 1990-2000

	Siskiyou County		California	
	1990	2000	1990	2000
Population	43,531	44,301	29,760,021	33,871,648
average annual growth	-	0.2%	-	1.3%
Households	17,306	18,556	10,381,206	11,502,870
average annual growth	-	0.7%	-	1.0%
Housing Units	20,141	21,947	11,182,882	12,214,549
average annual growth	-	0.9%	-	0.9%
Employment	17,140	16,140	14,319,200	16,435,200
average annual growth	-	-0.6%	-	1.4%
Jobs/Household Ratio	0.99	0.87	1.38	1.43

Source: California Employment Development Department (EDD)

B. Existing Housing Needs

1) Housing Stock Characteristics

Table II.7 presents comparative data on the housing stock in Siskiyou County (unincorporated and entire county) and California in 1990 and 2000. The table segregates the total housing stock in each area according to the type of structures in which units are located, total occupied units, and vacancy rate. (Note that the total housing units for 2000 differ from those in other tables in this report. Table II.7 data is from the California Department of Finance where as other tables in this report are based on U.S. Census data.)

As shown in the table, single-family detached housing units account for the majority of housing in unincorporated Siskiyou County in 2000. At 68.9 percent of the total housing units, single-family detached units in the County make up a larger proportion of the total than in the state overall, where only 56.0 percent of all units are single-family detached.

Multifamily units make up only 3.4 percent of the unincorporated County housing stock and 11.4 percent of Siskiyou County's housing stock. The proportion of multifamily units is also significantly lower than the statewide share, where multifamily units represented 32.4 percent of the statewide housing in 2000. However, the proportion of mobilehome units is significantly greater than found in the state overall. This is especially true for the unincorporated County. In 2000, a total of 27.0 percent of the County's housing was mobile homes, whereas only 4.8 percent of the state's housing consisted of mobile homes. Siskiyou County's percentage of mobile homes is somewhat similar to several of its surrounding rural counties. In 2000, the percentage of mobilehome units in Del Norte, Modoc, and Trinity Counties was 25.3, 23.1, and 26.5 percent, respectively.

Table II.7 also shows the number and percentage of occupied units and the percentage of vacant units. It is important to note that these counts include all vacant units, including those units held vacant for seasonal use; not all of the vacant units are actually offered for sale or for rent. According the 2000 Census data, the entire County has a owner-occupied vacancy rate of 3.0 percent and a renter-occupied vacancy rate of 9.2 percent in 2000. This is somewhat higher than the state's 1.4 percent for owner-occupied and 3.7 percent for renter-occupied.

The high renter-occupied vacancy rates may be attributed to the large presence of vacation home rentals. According to the Siskiyou County Planning Department, there has been a growing trend in the conversion of single-family homes to vacation rentals during the past four years. This has become especially prevalent in the communities of Mt. Shasta and McCloud due to their proximity to recreational areas such as Mt. Shasta.

TABLE II.7
HOUSING STOCK BY TYPE AND VACANCY
FOR SISKIYOU COUNTY AND CALIFORNIA, 1990-2000

DOF Estimates		Total	Single- family		Multifamily		Mobile Homes	Occupied	Vacant %
			Detached	Attached	2 to 4	5 Plus			
Siskiyou County (Unincorporated)									
Units	1990	10,969	7,638	95	175	239	2,822	8,969	18.23
Percent		100.0%	69.6%	0.9%	1.6%	2.2%	25.7%	81.8%	-
Units	2000	12,512	8,615	95	188	234	3,380	10,231	18.23
Percent		100.0%	68.9%	0.8%	1.5%	1.9%	27.0%	81.8%	-
Siskiyou County (Total)									
Units	1990	20,141	13,998	299	971	1,383	3,490	17,306	14.08%
Percent		100.0%	69.5%	1.5%	4.8%	6.9%	17.3%	85.9%	-
Units	2000	22,119	15,203	316	1,130	1,386	4,084	18,969	15.45%
Percent		100.0%	68.7%	1.4%	5.1%	6.3%	18.5%	85.8%	-
California									
Units	1990	11,182,513	6,119,010	811,671	966,324	2,730,213	555,294	10,380,856	7.17%
Percent		100.0%	54.7%	7.3%	8.6%	24.4%	5.0%	92.8%	-
Units	2000	12,242,576	6,853,693	840,801	1,012,613	2,950,373	585,096	11,335,419	7.41%
Percent		100.0%	56.0%	6.9%	8.3%	24.1%	4.8%	92.6%	-

Source: California Department of Finance (DOF), City/County Population and Housing Estimates, 1998 and 2002

2) Housing Conditions

The U.S. Census provides only limited data that can be used to infer the condition of Siskiyou County's housing stock. In most cases, the age of a community's housing stock is a good indicator of the likely condition. According to the 2000 Census data shown in Table II.8, only 15.8 percent of the unincorporated County's 1990 housing stock was ten or less years old. The majority of the unincorporated County's housing stock was constructed before 1970, with 30.2 percent constructed before 1959.

In addition to the housing age data, information at the bottom of Table II.8 indicates that nearly of both the unincorporated and the entire County as a whole (98.9 percent) had complete plumbing facilities in 2000.

According to the 1992 Housing Element, the Great Northern Corporation conducted a housing conditions survey in 1990 for the unincorporated areas of Siskiyou County. The survey was based on Assessor's records to determine the actual number of improved parcels in the County and a field review of houses and mobile homes. In conducting the survey, the following definitions were applied:

- **Sound.** Unit appears well maintained
- **Minor.** Structurally sound units that show signs of minor deferred maintenance or upkeep

- **Moderate.** Needs repair of one or more systems, such as roofing, electrical, plumbing, or building envelope.
- **Substantial.** Needs replacement of several major systems, such as complete or partial foundation work, repair or replacement of exterior siding, reconstruction of roof decking prior to replacement of shingles, or complete rewiring or replumbing.
- **Dilapidated.** Unit appears to have serious structural problems and may require major repairs. The cost of these repairs may equal or exceed the value of the unit.

Based upon the survey of 9,431 housing units, 6.8 percent or 641 units were determined to be dilapidated, 14.1 percent or 1,330 units were determined to require substantial rehabilitation, 24.1 percent or 2,273 units were found to need moderate rehabilitation, 15.3 percent or 1,443 units needed minor repairs, and 39.3 percent or 3,706 units were in sound condition.

According to the Siskiyou County Building Department, between 1992 and 2002, a total of 93 units have been demolished. During this same time, some units have deteriorated while others have been rehabilitated with private or public funds.

TABLE II.8
SISKIYOU COUNTY HOUSING STOCK AGE/CONDITIONS, 2000

	Unincorporated County		Total County	
Year Structure Built	All Housing Units	Category as Percentage of Total	All Housing Units	Category as Percentage of Total
1999 to March 2000	289	2.4%	348	1.6%
1995 to 1998	663	5.4%	1,019	4.6%
1990 to 1994	977	8.0%	1,334	6.1%
1980 to 1989	2,308	19.0%	3,727	17.0%
1970 to 1979	2,958	24.3%	4,617	21.0%
1960 to 1969	1,292	10.6%	2,571	11.7%
1959 or earlier	3,679	30.2%	8,331	38.0%
Total	12,166	100.0%	21,947	100.0%
Plumbing Facilities	All Housing Units	Category as Percentage of Total	All Housing Units	Category as Percentage of Total
Units With Complete Plumbing Facilities	12,037	98.9%	21,738	98.9%
Units Lacking Complete Plumbing Facilities	129	1.1%	209	1.1%
Total	12,166	100.0%	21,947	100.0%

Source: 2000 U.S. Census

3) Housing Utilization – Overcrowding and Tenure

Data on housing overcrowding are available from the 2000 U.S. Census in the form of the number of persons per room in occupied housing units. Table II.9 compares data for Siskiyou County with data for California. Typically, a housing unit is considered to be overcrowded if there is more than 1.0 person per room.

In total, 96.3 percent of the unincorporated County's occupied housing units had 1.0 or less persons per room in 2000, meaning only 3.7 percent would be considered overcrowded. Of all units in the County, 2.2 percent had between 1.01 and 1.50 persons per room; 1.5 percent had more than 1.51 persons per room. These statistics show overcrowding was a smaller problem in 2000 in Siskiyou County than in California overall, where 15.2 percent of all households had more than 1.0 persons per room.

When segregated according to tenure, 50 percent of the overcrowded households in the unincorporated County were renters. Only 2.5 percent (185) of the unincorporated County's owner households had 1.01 or more persons per room, while approximately 7.8 percent (185) of the renter households had 1.01 or more persons per room. Statewide, 8.7 percent of owner households and 15.2 percent of renter households had greater than 1.0 persons per room.

TABLE II.9
OVERCROWDING BY TENURE FOR SISKIYOU COUNTY AND CALIFORNIA, 2000

Owners						
	Siskiyou County					
	Unincorporated		Total		California	
Persons Per Room	Households	% of Total	Households	% of Total	Households	% of Total
0.50 or less	5,647	75.7%	9,431	75.6%	4,210,011	64.3%
0.51 to 1.00	1,624	21.8%	2,732	21.9%	1,774,210	27.1%
1.01 to 1.50	108	1.4%	191	1.5%	278,471	4.3%
1.51 or more	77	1.0%	121	1.0%	283,545	4.3%
Total	7,456	100.0%	12,475	100.0%	6,546,237	100.0%
Renters						
	Siskiyou County					
	Unincorporated		Total		California	
Persons Per Room	Households	% of Total	Households	% of Total	Households	% of Total
0.50 or less	1,311	55.8%	3,445	56.7%	2,012,190	40.6%
0.51 to 1.00	854	36.3%	2,125	34.9%	1,758,107	35.5%
1.01 to 1.50	111	4.7%	305	5.0%	421,839	8.5%
1.51 or more	74	3.1%	206	3.4%	764,497	15.4%
Total	2,350	100.0%	6,081	100.0%	4,956,633	100.0%
All Households						
	Siskiyou County					
	Unincorporated		Total		California	
Persons Per Room	Households	% of Total	Households	% of Total	Households	% of Total
0.50 or less	6,958	71.0%	12,876	69.4%	6,222,201	54.1%
0.51 to 1.00	2,478	25.3%	4,857	26.2%	3,532,317	30.7%
1.01 to 1.50	219	2.2%	496	2.7%	700,310	6.1%
1.51 or more	151	1.5%	327	1.8%	1,048,042	9.1%
Total	9,806	100.0%	18,556	100.0%	11,502,870	100.0%

Source: 2000 U.S. Census

According to Table II.10, there were 847 large family households (five or more members) living in the unincorporated County in 1990. This total accounts for 12.7 percent of the total number of family households in the unincorporated County. To keep from being overcrowded, these families would need housing units with five or more rooms. According to the 1990 Census, there were 4,913 housing units in the unincorporated County with five or more rooms, but the Census does not identify housing costs associated with these housing units.

TABLE II.10
NUMBER OF PERSONS BY HOUSEHOLD TYPE, 1990

	Siskiyou County			
	Unincorporated	Percent of Total	Total	Percent of Total
Family Households				
2 Persons	3,303	49.6%	5,808	48.1%
3 Persons	1,331	20.0%	2,501	20.7%
4 Persons	1,183	17.8%	2,212	18.3%
5 Persons	555	8.3%	1004	8.3%
6 Persons	180	2.7%	338	2.8%
7 or more	112	1.7%	213	1.8%
Total	6,664	100.0%	12,076	100.0%
Non-Family Households				
1 Person	1,920	83.3%	4,441	84.9%
2 Persons	304	13.2%	631	12.1%
3 Persons	50	2.2%	97	1.9%
4 Persons	22	1.0%	43	0.8%
5 Persons	9	0.4%	15	0.3%
6 Persons	0	0.0%	3	0.1%
7 or more	0	0.0%	0	0.0%
Total	2,305	100.0%	5,230	100.0%

Source: 1990 U.S. Census

According to Table II.10a, 13 percent of renter households in the unincorporated County were considered large family households. In contrast, only 6.1 percent of owner households were considered large families. This indicates that there is a greater need for larger multifamily housing units than there is for single family units.

TABLE II.10A
NUMBER OF PERSONS BY HOUSEHOLD TENURE, 2000

	Siskiyou County			
	Unincorporated	Percent of Total	Total	Percent of Total
Owner Households				
1 Person	1,751	23.5%	3,151	25.3%
2 Persons	3,562	47.8%	5,614	45.0%
3 Persons	967	13.0%	1,693	13.6%
4 Persons	724	9.7%	1,235	9.9%
5 Persons	300	4.0%	543	4.4%
6 Persons	94	1.3%	159	1.3%
7 or more	58	0.8%	80	0.6%
Total	7,456	100.0%	12,475	100.0%
Renter Households				
1 Person	683	29.1%	2,163	35.6%
2 Persons	675	28.7%	1,589	26.1%
3 Persons	336	14.3%	905	14.9%
4 Persons	348	14.8%	748	12.3%
5 Persons	196	8.3%	393	6.5%
6 Persons	62	2.6%	146	2.4%
7 or more	50	2.1%	137	2.3%
Total	2,350	100.0%	6,081	100.0%

Source: 2000 U.S. Census

Table II.11 shows the number of bedrooms by housing unit in the unincorporated portion of the County as well as the entire County of 2000. As indicated, approximately 69.9 percent of homes in the unincorporated portion of the County contain 2 to 3 bedrooms.

TABLE II.11
NUMBER OF BEDROOMS BY HOUSING UNIT, 2000

	Siskiyou County			
	Unincorporated		Total	
	Number of Bedrooms	Percent of Total	Number of Bedrooms	Percent of Total
No Bedroom	329	3.6%	655	3.0%
1 Bedroom	2,127	23.3%	2,897	13.2%
2 Bedrooms	4,584	50.1%	7,722	35.2%
3 Bedrooms	1,814	19.8%	8,740	39.8%
4 Bedrooms	16	0.2%	1,518	6.9%
5 or More Bedrooms	275	3.0%	415	1.9%
Total	9,145	100.0%	21,947	100.0%

Source: 2000 U.S. Census

4) Housing Costs Compared to Ability to Pay

The following section discusses current (November 2002) income levels and ability to pay for housing compared with housing costs. Housing is classified as “affordable” if households do not pay more than 30 percent of income for payment of rent (including monthly allowance for water, gas, and electricity) or monthly mortgage (including taxes). Since above moderate-income households do not generally have problems in locating affordable units, affordable units are frequently defined as those reasonably priced for households that are low- to moderate-income. Table II.12 below shows the definition of housing income limits as they are applied to housing units in Siskiyou County.

TABLE II.12
SISKIYOU COUNTY DEFINITIONS OF HOUSING INCOME LIMITS

Very Low-Income Unit is one that is affordable to a household whose combined income is at or lower than 50% of the median income for Siskiyou County as established by the U.S. Department of Housing and Urban Development (HUD). A household of four is considered to be very low-income in Siskiyou County if its combined income is \$19,600 or less for the year 2002.

Low-Income Unit is one that is affordable to a household whose combined income is at or between 50% to 80% of the median income for Siskiyou County as established by HUD. A household of four is considered to be low-income in Siskiyou County if its combined income is \$31,350 or less for the year 2002.

Median-Income Unit is one that is affordable to a household whose combined income is at or between 81% to 100% of the median income for Siskiyou County as established by HUD. A household of four is considered to be median income in Siskiyou County if its combined income is \$39,200 or less for the year 2002.

Moderate-Income Unit is one that is affordable to a household whose combined income is at or between 101% to 120% of the median income for Siskiyou County as established by HUD. A household of four is considered to be moderate-income in Siskiyou County if its combined income is \$47,050 or less for the year 2002.

Above Moderate-Income Unit is one that is affordable to a household whose combined income is above 120% of the median income for Siskiyou County as established by HUD. A household of four is considered to be moderate-income in Siskiyou County if its combined income exceeds \$47,050 for the year 2002.

Affordable Units are affordable if households do not pay more than 30% of income for payment of rent (including monthly allowance for water, gas, and electricity) or monthly mortgage. Since above moderate-income households do not generally have problems in locating affordable units, affordable units are frequently defined as those reasonably priced for households that are low- to moderate-income.

Source: Vernazza Wolfe Associates, Inc.

Table II.13 shows the 2002 U.S. Department of Housing and Urban Development (HUD)-defined family income limits for Very Low-, Low-, Median- and Moderate-Income households in Siskiyou County by the number of persons in the household. It also shows maximum affordable monthly rents and maximum affordable purchase prices for homes. For example, a four-person household is classified as median-income (100 percent of median) with annual income of up to \$39,200. A household with this income could afford to pay \$980 for monthly gross rent (including utilities) or to purchase a \$121,985 house.

TABLE II.13
SISKIYOU COUNTY ABILITY TO PAY FOR HOUSING FOR VERY LOW, LOW, MEDIAN,
AND MODERATE INCOME HOUSEHOLDS

Very Low-Income Households at 50% of 2001 Median Family Income						
	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
Number of Persons	1	2	3	4	5	6
Income Level	\$13,700	\$15,700	\$17,650	\$19,600	\$21,150	\$22,750
Max. monthly gross rent (1)	\$343	\$393	\$441	\$490	\$529	\$569
Max. purchase price (2)	\$42,633	\$48,856	\$54,925	\$60,993	\$65,816	\$70,795
Low-Income Households at 80% of 2001 Median Family Income						
	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
Number of Persons	1	2	3	4	5	6
Income Level	\$21,950	\$25,100	\$28,200	\$31,350	\$33,850	\$36,400
Max. monthly gross rent (1)	\$549	\$628	\$705	\$784	\$846	\$910
Max. purchase price (2)	\$68,306	\$78,108	\$87,755	\$97,557	\$105,337	\$113,272
Median-Income Households at 100% of 2001 Median Family Income						
	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
Number of Persons	1	2	3	4	5	6
Income Level	\$27,450	\$31,350	\$35,300	\$39,200	\$42,350	\$45,450
Max. monthly gross rent (1)	\$686	\$784	\$883	\$980	\$1,059	\$1,136
Max. purchase price (2)	\$85,421	\$97,557	\$109,849	\$121,985	\$131,788	\$141,435
Moderate-Income Households at 120% of 2001 Median Family Income						
	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
Number of Persons	1	2	3	4	5	6
Income Level	\$32,950	\$37,650	\$42,350	\$47,050	\$50,800	\$54,600
Max. monthly gross rent (1)	\$824	\$941	\$1,059	\$1,176	\$1,270	\$1,365
Max. purchase price (2)	\$102,536	\$117,162	\$131,788	\$146,414	\$158,083	\$169,908

Source: HUD FY 2002 Income Limits (January 31, 2002) and Vernazza Wolfe Associates, Inc.

Notes:

(1) Assumes that 30% of income devoted to maximum monthly rent, including utilities

(2) Assumes that 30% of income is available to cover mortgage payment, taxes, mortgage insurance and homeowner's insurance; 95% loan @ 7%, 30 year term.

Table II-13A shows the household overpayment data for the unincorporated County in 2000. As indicated in the table there is an overall greater number of owner households that are overpaying

than renter households. However, when broken down into lower income households (households paying less than \$35,000), there is a greater number of renter households overpaying.

TABLE II-13A

HOUSEHOLDS OVERPAYING IN UNINCORPORATED SISKIYOU COUNTY, 2000

Households	Owners	Renters	TOTAL
Total Households Overpaying	952	757	1,709
Lower Income Households			
Total Households with Income Less than \$35,000	1,683	1,233	2,916
Households Overpaying with Less than \$35,000	653	751	1,404

Source: Census Bureau (2000 Census SF 3: H69, H73, H94 and H97)

*Number of households overpaying based on the number of households (5,681 total: 1,652 renter and 4,029 owner) computed by the Census Bureau

Table II.14 shows HUD-defined fair market rent levels (FMR) for Siskiyou County for 2003 as well as the higher "payment standard" amounts that the Housing Authority is authorized to use in its Section 8 program. In general, the FMR for an area is the amount that would be needed to pay the gross rent (shelter rent plus utilities) of privately owned, decent, safe, and sanitary rental housing of a modest (non-luxury) nature with suitable amenities. FMRs are estimates of rent plus the cost of utilities, except telephone. FMRs are housing market-wide estimates of rents that provide opportunities to rent standard quality housing throughout the geographic area in which rental housing units are in competition. The rents are drawn from the distribution of rents of all units that are occupied by recent movers. Adjustments are made to exclude public housing units, newly built units, and substandard units.

Comparing this table to Table II.13, a three-person household classified as Low-Income (80% of median) with an annual income of up to \$28,200 could afford to pay \$705 monthly gross rent (including utilities). The FMR for a 2-bedroom unit is \$522, which is affordable to the household, assuming such a unit were available in the County. However, a three-person household classified as Very Low-Income (50% of median) with an annual income of up to \$17,650 could afford to pay only \$441 monthly gross rent. A FMR 2-bedroom unit would not be affordable to this household.

TABLE II.14

SISKIYOU COUNTY FAIR MARKET RENT, 2003

	Bedrooms in Unit				
	0 BR	1 BR	2 BR	3 BR	4 BR
2003 Fair Market Rent	\$348	\$406	\$522	\$728	\$842
Payment Standard (110% of Fair Market Rent)	\$382	\$446	\$574	\$926	Na

Source: U.S. Department of Housing and Urban Development (HUD) (24 CFR Part 888)

Table II.15 is an abbreviated list of occupations and annual incomes for Siskiyou County residents for various occupations. The table shows the amounts that households at these income levels could afford to pay for rent as well as the purchase prices that they could afford to pay to buy a home.

TABLE II.15
AFFORDABLE RENTS AND HOUSING PRICES AND
INCOMES FOR SELECTED FAMILIES AND OCCUPATIONS, 2002

Category	Mean Annual Income	Monthly Affordable Rent (1)	Affordable House Price (2)
General			
Retail Salesperson	\$17,543	\$439	\$54,592
Facilities Maintenance Worker	\$20,463	\$512	\$63,678
Accountant	\$45,795	\$1,145	\$142,508
Accounting Clerk	\$22,639	\$566	\$70,450
Registered Nurse	\$49,884	\$1,247	\$155,233
Police Officer	\$52,159	\$1,304	\$162,312
Firefighter	\$30,324	\$758	\$94,364
Elementary School Teacher	\$39,762	\$994	\$123,734
Two Wage Earners			
Police Officer and Retail Salesperson	\$69,702	\$1,743	\$216,904
Accounting Clerk and Facilities Maintenance Worker	\$43,102	\$1,078	\$134,128
Accountant and Teacher (Elementary School)	\$85,557	\$2,139	\$266,242
Registered Nurse and Firefighter	\$80,208	\$2,005	\$249,597
Retired - Average Social Security			
One person household with only SS	\$11,960	\$299	\$37,218
Two person household - both retired - only SS	23,920	\$598	\$74,436
Minimum Wage Earners (\$6.75 per hour)			
Single Wage Earners	\$13,500	\$338	\$42,010
Two Wage Earners	\$27,000	\$675	\$84,021
SSI (Aged or Disabled)			
One person household with only SSI	\$8,544	\$214	\$26,588
HUD-Defined Income Groups (3-person HH)			
Extremely Low Income (below 30%)	\$11,760	\$294	\$36,596
Very Low-Income (below 50%)	\$19,600	\$490	\$60,993
Low-Income (below 80%)	\$31,350	\$784	\$97,557
Moderate Income (below 120%)	\$47,050	\$1,176	\$146,414

Source: Employment Development Department, 2002

(1) Assumes 30% of income is available for monthly rent, including utilities.

(2) Assumes 30% of income is available to cover mortgage payment, taxes, mortgage insurance and homeowner's insurance; 95% loan @ 7%, 30 year term.

According to the Siskiyou County Association of Realtors, the average sales price for a house in Siskiyou County in 2002 was \$149,000. Overall, home prices in the County tend to vary widely due to the County's geographic diversity.

As indicated previously in Table II.7, a substantial share of Siskiyou County's housing exists in the form of mobile homes. Throughout the County, mobile homes that are located in mobile home parks cost somewhat less than single mobile homes since they do not require foundations and site preparation costs. According to Rob Degenario at Cousin Garys Motor Home Sales, typical individual mobile homes (3 bedroom and 2 baths) in the County with foundations cost approximately \$157,000 (See Table IV.5 for further details). An equivalent mobile home in a park cost approximately \$92,000.

However, mobile homes in parks are only available with 20 year loans and interest rates ranging from 8.5 to 11 percent, whereas mobile homes with foundations carry loans identical to single-family homes (e.g., 30-year loans with lower interest rates (see Table II.16). Mobile home parks also require monthly rents which vary in the County from \$232 at Ranch Mobile Home Park to \$291 at Oak Ridge Mobile Home Park.

TABLE II.16
MORTGAGE COSTS FOR TYPICAL MOBILE HOMES IN SISKIYOU COUNTY, 2000

Mobile Home	Typical Sales Price	Required Loan Payment	Monthly Loan Payment	Interest Rate	Loan Period (Years)
Mobile Home with Foundation	\$157,000	95%	\$835	7.0%	30
Mobile Home Park	\$92,000	80%	\$698	9.75%	20

Source: Cousin Garys Mobile Home Sales, 2003

Table II.17 indicates the gross rents in 2000 for both single-family and multi-family residential developments in the unincorporated portion of the County as well as the entire County. As shown in the table, the majority (65.6 percent) of the rents in the unincorporated County fall between \$300 to \$749, with 35.7 percent in the \$300 to \$499 category and 36.8 percent in the \$500 to \$749 category. The rents in the unincorporated County are significantly lower than the statewide rental rates. For California as a whole, only 12.6 percent of all rents were in the \$300 to \$499 category for 2000, and the median rent was \$747. The median rent in Siskiyou County was significantly lower at \$471. However, it should be noted that approximately 42 percent of the County's renters spent more than 30 percent of income on gross rent. According to Donna Clair of Remax Realty, rents for mobile homes, which make up a large share of the housing in the County, are very similar to rents for single-family and multi-family residential developments.

TABLE II.17
GROSS RENTAL RATES IN SISKIYOU COUNTY, 2000

Gross Rent	Unincorporated		Total	
	Number of Households	Percent	Number of Households	Percent
Less than \$200	125	6.7%	491	8.6%
\$200 to \$299	190	10.2%	573	10.1%
\$300 to \$499	666	35.7%	1,891	33.3%
\$500 to \$749	688	36.8%	1,834	32.3%
\$750 to \$999	181	9.7%	400	7.0%
\$1,000 to \$1,499	18	1.0%	74	1.3%
\$1,500 or more	0	0.0%	10	0.2%
Median Rent	-	-	\$471	-

Source: 2000 U.S. Census

5) Special Housing Needs

Within the general population there are several groups that have special housing needs. These needs can make it difficult for members of these groups to locate suitable housing. The following subsections discuss the special housing needs of six groups identified in State housing element law (Government Code, Section 65583(a)(6)). Specifically, these include senior households, persons with disabilities, large households, single-headed households, and the homeless. Where possible, estimates of the population or number of households in Siskiyou County falling into each group is presented.

a) Persons with Disabilities

Table II.18 presents information derived from the 2000 U.S. Census. With regard to disability status, the 2000 U.S. Census provides information on whether persons 5 years of age or older have a disability. Table II.18 does not show disability status for persons between 5 and 21 years of age since they are considered dependents.

TABLE II.18
DISABILITY STATUS - PERSONS 21 YEARS AND OLDER, 2000

Age	21-64 Years		65 Years and Older		Total Population 21 Years and Older	
	Number	Percent	Number	Percent	Number	Percent
Unincorporated						
Disability	2,822	21.4%	1,569	36.5%	4,391	25.1%
No Disability	10,365	78.6%	2,725	63.5%	13,090	74.9%
Total Persons	13,187	100.0%	4,294	100.0%	17481	100.0%
Total	Number	Percent	Number	Percent	Number	Percent
Disability	5,260	22.1%	3,166	39.7%	8,426	26.5%
No Disability	18,541	70.9%	4,800	60.3%	23,341	73.5%
Total Persons	23,801	100.0%	7,966	100.0%	31,767	100.0%

Sources: 2000 U.S. Census

In 2000, a total of 4,391 persons with ages 21 years old and older (25.1 percent) had one or more disabilities, and 13,090 (74.8 percent) of the County's population of 21 years and older had no disability. However, when this information is separated by age group, it is clear that as the population ages, the number of persons with disabilities increases. Among the population age 65 and older, 36.5percent had one or more disabilities. As of December 2001, there were 952 persons receiving SSI because they were blind or disabled.

Table II.19 provides more detailed information on the type of disability. The number of disabilities indicated exceeds the number of persons with disabilities because a person can have more than one disability.

TABLE II.19
TYPES OF DISABILITIES - PERSONS 16 YEARS AND OLDER, 2000

	16-64 Years		65 Years and Older		Total Population 16 Years and Older	
Unincorporated	Number	Percent	Number	Percent	Number	Percent
Sensory	496	8.9%	620	20.0%	1,116	12.9%
Physical	1,562	28.0%	1,104	35.6%	2,666	30.7%
Mental	796	14.2%	427	13.8%	1,223	14.1%
Self-Care	361	6.5%	327	10.6%	688	7.9%
Go-Outside-Home	760	13.6%	620	20.0%	1,380	15.9%
Employment	1,611	28.8%			1,611	18.6%
Total Disabilities	5,586	100.0%	3,098	100.0%	8,684	100.0%

	16-64 Years		65 Years and Older		Total Population 16 Years and Older	
Total	Number	Percent	Number	Percent	Number	Percent
Sensory	868	8.0%	1,281	20.5%	2,149	12.5%
Physical	2,984	27.4%	2,293	36.8%	5,277	30.8%
Mental	1,726	15.8%	798	12.8%	2,524	14.7%
Self-Care	712	6.5%	602	9.7%	1,314	7.7%
Go-Outside-Home	1,534	14.1%	1,264	20.3%	2,798	16.3%
Employment	3,078	28.2%	-	-	3,078	18.0%
Total Disabilities	10,902	100.0%	6,238	100.0%	17,140	100.0%

Sources: 2000 U.S. Census

b) Senior Households

Senior households are defined as households with one or more persons over the age of 65 years. As shown in Table II.20, 31.4 percent of all households in the unincorporated County included one or more senior individuals. The percentage of all households with senior individuals statewide is significantly lower at 22.3%. Furthermore, seniors make up only 10.6 percent of the state's population versus 18.4 percent of the unincorporated County's population. At the County level, women make up approximately 55 percent of the senior population.

TABLE II.20
NUMBER OF SENIORS, 2000

	Unincorporated	Total	California
Number of Persons 65 years and over	4,361	8,040	-
Number of Households with Individuals 65 Years and Over	3,089	5,760	-
Percentage of All Households	31.4%	31.0%	22.3%
Seniors as a Percentage of the Total Population	18.4%	18.2%	10.6%

Source: 2000 U.S. Census.

As shown in Table II.21, the majority of senior households in 2000 in the unincorporated County were homeowners. Of all the households in 2000 headed by a person 65 years or older, 89.6 percent owned their homes and 10.4 percent rented.

TABLE II.21
HOUSING TENURE
SENIOR AND NON-SENIOR HOUSEHOLDS, 2000

Household Type and Tenure (1)	Unincorporated		Total	
	Number	Percent	Number	Percent
Senior-Headed Households	2,866		5,392	
Renter	298	10.4%	985	18.3%
Owner	2,568	89.6%	4,407	81.7%
Households Headed by a Non-Senior Person	6,969		13,164	
Renter	2,056	29.5%	5,099	38.7%
Owner	4,913	70.5%	8,065	61.3%

Source: 2000 U.S. Census.

(1) Based on occupied housing units.

As shown in Table II.22, a much larger percentage of senior renter households (59.5 percent) than non-senior households (40.4 percent) paid 30 percent or more of their incomes for housing costs. Eighteen percent of senior homeowners reported paying more than 30 percent of their incomes for housing.

TABLE II.22
COMPARISON OF COST BURDENS BY AGE AND TENURE, 1990

Age Category	Total Renters	Cost Burden Greater Than 30%		Total Homeowners	Cost Burden Greater Than 30%	
		Number	Percentage		Number	Percentage
15-64 years	4,008	1,621	40.4%	4,938	943	19.1%
65 years and over	829	493	59.5%	2,692	492	18.3%
Total	4,837	2,114	43.7%	7,630	1,435	18.8%

Sources: 1990 U.S. Census

These data indicate that there is need in Siskiyou County for programs to assist senior renters. Although there are more senior homeowners, it is the renters who experience the greatest housing needs due to fixed incomes and rising rental rates. Senior homeowners, face the problem of maintaining their homes, often on fixed incomes as well.

According to statistics from the Social Security Administration, as of December 2001, there were 584 Supplemental Security Income (SSI) recipients 65 years and over in Siskiyou County. SSI is a needs-based program that pays monthly benefits to persons who are 65 or older, blind, or have a disability. Seniors who have never worked or have insufficient work credits to qualify for Social Security disability often receive SSI benefits. In fact, SSI is the only source of income for a number of low-income seniors. With the maximum monthly benefit of \$712 as of January 2002, SSI recipients are likely to have difficulty in finding housing that fits within their budgets since they could afford to pay only \$214 for rent.

c) Large Households

Large households require housing units with more bedrooms than housing units needed by smaller households. In general, housing for these households should provide safe outdoor play areas for children and should be located to provide convenient access to schools and child-care facilities. These types of needs can pose problems particularly for large families that cannot afford to buy or rent single-family houses, as apartment and condominium units are most often developed with childless, smaller households in mind.

The U.S. Department of Housing and Urban Development (HUD) defines a large household or family as one with five or more members. According to the 2000 Census, 1,462 households, or 12.7 percent of the total households in Siskiyou County, had five or more members.

d) Farmworkers

According to the USDA 1997 Census of Farmworkers for Siskiyou County, and as referenced in the HCD Final Allocation Plan for Siskiyou County, there was an estimated total of 2,795 farmworkers in the County in 1997. Of that total, 2,327 worked less than 150 days, and only 468 worked more than 150 days. This indicates the seasonality of the farmworker industry in the County. Consequently, housing for farmworkers in the County should be located where workers are near other places of employment, rather than simply adjacent to existing agricultural areas.

In addition, according to the 2000 Census, 4.6 percent (792 residents) of the employed persons living in Siskiyou County in 2000 were in the farming, forestry, and fishing industries.

The Siskiyou County Zoning Ordinance permits farmworker housing in both the AG-1 and AG-2 districts.

e) Single-Headed Households

According to the U.S. Census Bureau, a single-headed household contains a household head and at least one dependent, which could include a child, an elderly parent, or non-related child. As shown in Table II.22a, the 2000 Census information released thus far indicates that there are 2,107 households headed by a female, representing 21.6 percent of all unincorporated County households. A total of 29.2 percent of these female-headed households (617) have children living in them.

TABLE II.22A
SINGLE-HEADED HOUSEHOLDS, 2000

	Unincorporated County		Total County	
	Number	Category as Percentage of Total	Number	Category as Percentage of Total
1-person Household				
Male Householder	1,157	11.9%	2,307	12.4%
Female Householder	1,275	13.1%	2,993	16.1%
Total:	2,432	24.9%	5,300	28.5%
2-or more person Household	7,319	75.1%	13,273	71.5%
Family Households				
Married Couple Family:	5,821	59.7%	9,877	53.2%
With own children	1,919	19.7%	3,638	19.6%
No own children	3,902	40.0%	6,239	33.6%
Total:	6,825	70.0%	12,312	66.3%
Other Family:				
Male householder, no wife present:	387	4.0%	784	4.2%
With own children under 18 years	243	2.5%	513	2.8%
No own children under 18 years	144	1.5%	271	1.5%
Female householder, no husband present:	617	6.3%	1,651	8.9%
With own children under 18 years	390	4.0%	1,187	6.4%
No own children under 18 years	227	2.3%	464	2.5%
Total:	1,004	10.3%	2,435	13.1%
Nonfamily households:				
Male householder	279	2.9%	548	3.0%
Female householder	215	2.2%	413	2.2%
Total:	494	5.1%	961	5.2%
Total Single-Headed Households:	9,751	100.0%	18,573	100.0%

Source: 2000 U.S. Census

Because there is typically only one income, single-headed households often have more difficulties finding adequate, affordable housing than families with two adults. Also, single-headed households with small children may need to pay for childcare, which further reduces disposable income. This special needs group will benefit generally from expanded affordable

housing opportunities. More specifically, the need for dependent care also makes it important that housing for single-headed families be located near childcare facilities, schools, youth services, medical facilities, or senior services.

f) Homeless Persons

As elsewhere in the nation, homelessness is usually the result of multiple factors that converge in a person's life. The combination of loss of employment, and the inability to find a job because of the need for retraining, lead to some individuals and families losing their housing. For others, the loss of housing is due to chronic health problems, physical disabilities, mental health disabilities or drug and alcohol addictions along with an inability to access the services and long-term support needed to address these conditions.

According to the 1990-1997 Statewide Housing Plan Update, at the statewide level at least 1.1 percent of the population was homeless in 1997. According to the Update, the greatest concentrations of the homeless population are in more urbanized areas of the state such as Los Angeles and San Francisco.

It is very difficult to quantify the homeless population in a given community. Siskiyou County may well have a limited homeless population, but the size of this population is difficult to estimate because there are no formal homeless shelters or other facilities such as daytime drop-in service centers, where homeless persons would be attracted and their numbers could be more easily counted.

C. Projected Housing Needs

1) Regional Fair Share Allocation

In addition to the existing needs identified in the previous section, the housing element must document projected housing needs.

Projected housing needs for each city and county in California are established by a statewide allocation process. The California Department of Housing and Community Development issued its Final Regional Housing Needs allocation figures for Siskiyou County on September 13, 2002. This allocation represents the County's "fair share" of the region's projected housing needs by household income group for the housing element's planning period (7½ years).

As shown in Table II.23, HCD allocates Siskiyou County a total of 851 housing units for the period from 2001 to 2008. The timeframe for this process is January 1, 2002, through June 30, 2008, (a 7½-year planning period). The allocation is equivalent to an average yearly need of 113 housing units.

TABLE II.23
SISKIYOU COUNTY'S REGIONAL HOUSING NEEDS BY INCOME,
JANUARY 1, 2001-JUNE 30, 2008

Total	Very Low	Low	Moderate	Above Moderate	Average Yearly Need (7.5 years)
850	209	138	128	376	113
100%	25%	16%	15%	44%	-

Source: California Department of Housing and Community Development, September 2002

Table II.24 shows HCD's regional housing needs allocation by income and the units built and under construction in Siskiyou County from January 1, 2001, through July 2002. A total of 187 units built since January 2001 fall into the above-moderate category. The table also shows the net RHNP allocation to be met after accounting for the built and under construction units. A net total of 664 additional units need to be built by June 2008 to meet Siskiyou County's RHNP allocation.

TABLE II.24
ADJUSTED SISKIYOU COUNTY REGIONAL HOUSING NEEDS PLAN BY INCOME

	Very Low	Low	Moderate	Combined Very Low, Low, and Moderate	Above Moderate	Total
Total RHNP Allocation	209	138	128	475	376	851
Units Built: January 2001-July 2002	0	0	0	0	187	187
Net Allocation to be Met: January 2002-June 2008	209	138	128	475	189	664

Source: Siskiyou County Planning Department

2) Units At-Risk of Conversion

An inventory of units receiving federal subsidies contained in the HCD Regional Housing Needs Allocation Plan prepared for Siskiyou County revealed that there is one project in the unincorporated area of Siskiyou County that receives federal subsidies. The McCloud River Apartments, located in the unincorporated community of McCloud, contains a total of 42 multi-family units and is federally assisted by the U.S. Department of Agriculture (USDA). According to Valley Fair Realty which manages the apartments, the USDA assistance program for the complex will not expire until approximately 2023.

III. RESOURCE INVENTORY

A. Availability of Land and Services

1) Survey of Available Land

Housing Element law requires an inventory of land suitable for residential development (Government Code Section 65583(a)(3)). The purpose of this inventory is to determine whether a jurisdiction has allocated sufficient land for the development of housing to meet the jurisdiction's share of the regional housing need, including housing to accommodate the needs of all household income levels.

This section provides an analysis of the land available within Siskiyou County for residential development. In addition to assessing the quantity of land available to accommodate the County's total housing needs, this section also considers the availability of sites to accommodate a variety of housing types suitable for households with a range of income levels and housing needs.

a) Description of Criteria for Identifying Housing Sites

The County prepared a land inventory data based on the County's GIS (geographic information system) and County Assessor's database. This provided information on parcels, General Plan and zoning designations, and assessed value. The County Assessor's database contains the structure value for each parcel. Based on this data, the vacant/underdeveloped parcels were identified as potentially suitable for residential development by applying the following criteria:

- Parcel is on non-government land and is privately owned (approximately 37 percent of all land within Siskiyou County).
- Parcel is considered vacant/underdeveloped if the structure value is less than \$10,000 (A structure with a value of less than \$10,000 will most likely be a secondary structure such as a barn, shed, or a house in dilapidated condition)
- Parcel is not located in the Timberland Protection District (TPZ)
- Parcel is less than 40 acres (historically, parcels greater than 40 acres tend to be used solely for agricultural purposes as opposed to residential uses)
- Parcel is not under Williamson Act Contract

In addition to the criteria listed above, vacant/underdeveloped sites with a slope of 30 percent or greater were eliminated from the inventory. These sites were eliminated since development is

severely limited by General Plan constraints, due to the added difficulty in site accessibility, overall site preparation, and sewer disposal requirements.

In evaluating zoning designations, all designations except the TPZ district allow at least one dwelling unit per acre.

b) Inventory of Vacant and Underdeveloped Sites

Table III.1 provides a breakdown of estimated developable land within Siskiyou County for all residential, commercial, and industrial zoning designations as of April 2003. The table shows the total overall acreage in the County as well as the complete breakdown and reduction in acreage and parcels based on the criteria described above. Land that is summarized in this table would be served by private water wells and septic tanks or water and sewer connections provided by a public entity. After subtracting land that does not meet the site criteria previously discussed, the total number of available parcels is 15,042 with a total acreage of 58,028.

**TABLE III.1
SUMMARY OF LAND INVENTORY BY CRITERIA**

Category	Acres	Parcels	Percent of Total
Total Acres in County	4,032,000	-	100%
Public Land	2,540,160	-	63%
Private Land (Less than \$10,000)	1,253,825	24,646	31%
All private land not in TPZ District	686,693	-	17%
Private Land <40 acres and no TPZ District	117,353	19,728	2.9%
Private Land <40 acres and no TPZ or Ag Preserve	108,473	19,100	3%
Total - All Criteria			
All private land <40 acres, no TPZ or Ag Preserve and < 30 percent slope	58,028	15,042	-

Source: Siskiyou County Planning Department, 2003

Table III.2 provides a summary of the vacant/underdeveloped land by general zoning category. The discrepancy in the total acreage and number of parcels in Table III.2 from the total figures in Table III.1 is due to the zoning breakdown relying upon GIS acreage figures as opposed to Assessor parcel acreages. However, Table III.2 serves as a useful tool in providing an overall estimate of the acreages of land available in each zoning category.

TABLE III.2
SUMMARY OF VACANT/UNDERDEVELOPED LAND INVENTORY
BY ZONING DESIGNATION

Zoning Designation	Number of Parcels	Vacant/ Underdeveloped Acreage
Residential		
Single Family Residential	3,339	1,487
Multiple-Family Residential	230	375
Rural Residential	8,787	25,599
Rural Residential Mobile Home	5	19
Non-Residential		
Agricultural	2,732	27,099
Commercial	296	460
Industrial	110	616
Open Space	27	219
Planned Development	52	358
Total	15,578	56,232

Source: Siskiyou County Planning Department, 2003

Note: All zoning districts permit 1 unit per parcel.

c) Total Residential Holding Capacity vs. Projected Needs by Housing Type and Income Group

In compliance with the requirements of Government Code Section 65583(c)(1), the General Plan Land Use Element should provide a sufficient portion of land to provide sites suitable for the production of needed housing affordable to very low-, low-, and moderate-income households (475 units). Therefore, vacant/underdeveloped land in the County that could support affordable multifamily units was identified in the land inventory.

As indicated in Table III.3, the land inventory has identified vacant/underdeveloped land in the Town Center (C-C), Highway Commercial (C-H), Neighborhood Commercial (C-U), Rural Neighborhood Commercial (C-R), Limited Multiple-Family Residential (RES-2), Mixed Multiple-Family Residential (RES-3), and the Multiple-Family Residential Districts (RES-4) which could support multifamily residential development. Of the total 15,042 parcels identified in Table III.1, 1,066 parcels are available for multifamily development.

All of the parcels that have been identified are served by public service districts for both water and sewer. The density of multifamily development that can be achieved for these parcels is dependent on the infrastructure capacity of these various districts.

The following provides the existing water capacity for each district.

- **Happy Camp Sanitary District.** This district is currently using approximately 21 percent of its capacity. Its current capacity is 1.4 million gallons per day. Their current total usage is 300,000 gallons per day. Based on an average usage of 545 gallons per day

per residential unit, it is estimated that approximately 2,018 residential units could be built before reaching capacity.

- **Lake Shastina Community Service District.** This district has a current capacity of 5.3 million gallons per day. Average residential use per unit in 2002 was 174 gallons per day. The district estimates that an additional 5,328 residential can be built before reaching capacity.
- **McCloud Community Service District.** This district is currently using approximately 25 percent of its current capacity. Its current capacity is approximately 12.5 million gallons per day. Its current residential water usage during summer use is 4,500 gallons per day per connection while winter use is 900 gallons per day per connection (It is important to note that the McCloud District doesn't meter their water use, which contributes to their high usage). Based on a usage of 4,500 gallons per day, it is estimated that approximately 2,085 residential units could be built before reaching capacity.
- **Hornbrook Community Service District.** This district is currently using 25 percent of its capacity during the winter and 50 percent of its capacity during the summer. The current capacity of their water system is 200,000 gallons per day. Total average residential use is 12,000 gallons per day. The District estimates that 25-50 more residential units could be built before capacity is reached.
- **Tennant Community Service District.** This district's water supply is derived from a creek from Mt. Shasta which has considerable capacity. However, there is a growth limit of 100 additional units that are allowed to be built in this district. The district currently has an average residential usage of 50,000 to 150,000 gallons per day.

The following provides the projected residential holding capacity based on the remaining wastewater capacity for each district and an average residential usage of 250 gallons per day for each unit.

- **Happy Camp Sanitary District.** This district is currently using 50 percent of its capacity. Its current wastewater capacity is 175,000 gallons per day. A projected total of 350 residential units can be built before reaching capacity in the district.
- **Hornbrook.** This community does not currently have wastewater collection and treatment within the service district.
- **Lake Shastina Community Service District.** The district is currently using approximately 64 percent of its capacity. The estimated capacity of the system ranges between 125,000 to 130,000 gallons per day, depending on the number of treatment ponds open on the treatment plant site. A projected total of 180 residential units can be built before reaching capacity in the district.
- **McCloud Community Service District.** This district is currently at 50 percent of capacity. Its current capacity is 300,000 gallons per day. The district projects that a total of 500 residential units can be built.

- **Tennant Community Service District.** According to the North Coast Regional Water Quality Control Board, Tennant has adequate wastewater capacity to serve the units(4) proposed in Table III.3.

Table III.3 provides the actual projected number of multifamily units that each community could serve based on the water or sewer capacity available as previously discussed. As shown in table, based on available land and water/ sewer capacity, there is a total holding capacity of 1,180 multifamily units in the County.

The remaining 13,975 parcels (57,536 acres) identified in the inventory could potentially support development for single-family housing. The total holding capacity for these units would be 13,975 units based on their current land use designations and the County's policy that a maximum of 1 unit per parcel could be developed. As discussed in Section D, Land Available for Other Types of Housing and Shelter, the County also permits second units for sites zoned for single-family residential development. A total of 13,706 privately owned parcels that are eligible for second units. Each of these parcels is more than 5 acres (A minimum lot size of 5 acres is required for second units). However, based on the total number of second units built during the last Housing Element planning period (which was a total of 70 units), the County's compliance with AB 1866 requirements to permit second units by right, and its recently held meetings to educate the public on development opportunities for second units, it can be estimated that approximately 210 second units could be developed during the next planning period. Therefore, after accounting for these units, the residential holding capacity for the County would total 15,365 units.

TABLE III.3
SUMMARY OF LAND FOR MULTIFAMILY HOUSING
BY COMMUNITY SERVICE DISTRICT

Community Services District	Acres	Holding Capacity based on Land Inventory	Holding Capacity based on Available Water or Sewer Capacity
Happy Camp			
Town Center District (C-C)	75.0	450	
Highway Commercial (C-H)	3.2	19	
Neighborhood Commercial (C-U)	16.0	96	
Mixed Multiple-Family Residential (RES-3)	3.8	23	
Multiple-Family Residential (RES-4)	31.3	188	
Total	129.3	776	350
Lake Shastina			
Town Center District (C-C)	44.9	270	
Neighborhood Commercial (C-U)	39.7	238	
Planned Unit Development	31.4	189	
Limited Multiple-Family Residential (RES-2)	16.7	100	
Mixed Multiple-Family Residential (RES-3)	39.0	234	
Total	171.7	1,031	180
McCloud			
Town Center District (C-C)	28.4	171	
Highway Commercial (C-H)	7.1	43	
Neighborhood Commercial (C-U)	48.5	291	
Limited Multiple-Family Residential (RES-2)	2.4	15	
Mixed Multiple-Family Residential (RES-3)	1.9	12	
Multiple-Family Residential District (RES-4)	38.9	234	
Total	127.2	766	500
Hornbrook			
Town Center District (C-C)	41.7	250	
Neighborhood Commercial (C-U)	8.2	49	
Multiple-Family Residential District (RES-4)	12.2	73	
Total	62.1	372	50
Tennant			
Rural Neighborhood Commercial (C-4)	0.7	4	
Total	0.7	4	100
TOTAL	491.2	2,947	1,180

Source: Siskiyou County Planning Department, 2003

Table III.4 provides a summary of the residential holding capacity in Siskiyou County compared to the County's assigned housing need. The figures for total RHNP allocation, units built, and net allocation to be met are from Table II.24.

Since there is a total holding capacity for multifamily units in excess of what is required for the affordable income categories (very-low, low- and moderate-income categories), the remaining 833 units can be applied to the moderate-income category since units in this category are typically more feasible to develop. Since there is a net allocation 128 moderate-income units to be met, this results in a surplus of 705 moderate-income units. Furthermore, as indicated in Table III.4, the holding capacity for the single-family units (14,185 units) can be applied to the above-moderate category. Since there is a net allocation of 189 above-moderate units, a surplus of 13,996 above moderate-income units would remain.

As shown in Table III.4, there is no projected remaining capacity need for housing units for the Housing Element Update after accounting for units built, units under construction and holding capacity for vacant/underdeveloped land.

TABLE III.4
SISKIYOU COUNTY RESIDENTIAL HOLDING CAPACITY ANALYSIS

	Very Low	Low	Moderate	Combined Very Low, Low, and Moderate	Above Moderate	Total
Total RHNP Allocation	209	138	128	475	376	851
Units Built: January 2000- December 2001	0	0	0	0	187	187
Net Allocation to be Met: January 2001- June 2008	209	138	128	475	189	664
Holding Capacity - Vacant and Underutilized Land	209	138	833	1,180	14,185	15,365
Surplus	0	0	705	-	13,996	14,701

d) Land Available for Other Types of Housing and Shelter

State law (Government Code Section 65583(c)(a)) requires that local land use regulations accommodate a range of housing types, as well as facilities for people in need of emergency shelter and transitional housing. The following is a brief analysis of the availability of land for other types of housing.

Manufactured Housing/Mobile Homes

Table III.5 lists the zoning districts in Siskiyou County that allow manufactured homes. As shown in the table, several zoning districts require permanent foundations as part of the construction process.

TABLE III.5
ZONING DISTRICTS ALLOWING MANUFACTURED HOUSING

Zoning District		Foundation Requirement
Residential		
Single Family Residential	RES-1	Yes
Limited Multiple-Family Residential	RES-2	Yes
Mixed Multiple-Family Residential	RES-3	Yes
Multiple-Family Residential District	RES-4	Yes
Rural Residential Agricultural District	R-R	Yes
Non-Residential		
AG-1 (Prime Agricultural District)	AG-1	None
AG-2 (Non-Prime Agricultural District)	AG-2	None
Town Center District	C-C	None
Highway Commercial District	C-H	None
Rural Neighborhood Commercial District	C-R	Yes
Neighborhood Commercial District	C-U	Yes
Timberland Production District	TPZ	None

Source: Siskiyou County Planning Department

In addition, there is a M-H (Mobile Home) Combining District which allows mobile homes when the M-H District is combined with the R-R (Rural Residential Agricultural District). As indicated previously in Table II.7, mobile homes account for 18.5 percent of all homes in Siskiyou County. This is a significant share of the County's housing, which is much greater than the share of mobile homes that exists statewide (4.8 percent).

Transitional Housing

Group dwellings, defined as rooming houses and boarding houses in the County Zoning Ordinance, are permitted by right (six or fewer persons) or with a conditional use permit (more than six persons) in the following zoning districts:

- C-U (Neighborhood Commercial District)
- C-R (Rural Neighborhood Commercial)
- RES-1 (Single Family Residential District)
- RES-2 (Limited Multiple-Family Residential District)
- RES-3 (Mixed Multiple-Family Residential District)
- RES-4 (Multiple-Family Residential District)

The County does not have any specific siting requirements or occupancy standards for group dwellings, and does not have any specific conditions for group dwellings that propose to provide services on-site. All group dwellings that require a conditional use permit do require

participation in the County's public hearing process. However, no additional public participation procedures are required beyond the public hearing process.

Emergency Shelters

Although the Zoning Ordinance does not specifically identify "emergency housing", emergency housing is covered under broader terms in the Zoning Ordinance. Rooming and boarding houses are permitted by right in the C-U (Neighborhood Commercial District). Group homes and convalescent and care facilities are also conditionally permitted in the RES-3 (Mixed Multiple-Family Residential District) and RES-4 (Multiple-Family Residential District), and the C-C (Town Center District).

While the Zoning Ordinance does not specifically address emergency shelters in the Zoning Ordinance, the County does view such uses in a permissive manner. For example, if a family is displaced from a residence due to a calamity, the County allows the inhabitants to reside in temporary quarters such as a travel trailer or recreational vehicle (RV). Emergency shelters are generally accommodated through the use of existing facilities such as churches, social halls, and lodges.

Second Units

Second units are permitted in the following zoning districts:

- R-R (Rural Residential Agricultural District)
- RES-1 (Single Family Residential)
- RES-2 (Limited Multiple-Family Residential District)
- RES-3 (Mixed Multiple-Family Residential District)
- RES-4 (Multiple-Family Residential District)
- AG-2 (Non-Prime Agricultural District)

Second units are allowed by right in the above-listed zoning districts provided that the parcel has a minimum total size of 2.5 acres, and the unit could be connected to water and sewer services. The County has no other specific restrictions for second units.

Farmworker Housing

The Siskiyou County Zoning Ordinance permits farmworker housing in both the AG-1 (Prime Agricultural) and the AG-2 (Non-Prime Agricultural) districts. Requests for farmworker housing are handled administratively at no cost, unless a building permit is necessary. The only requirement is that the landowner demonstrates that the residence will be used for farmworker housing. This can be accomplished through the submittal of an official ranch or company letterhead, pay receipts for laborers, or by a written statement justifying the need for such housing. Furthermore, there are no unit size or density limits, except when due to site constraints.

e) Sites Suitable for Redevelopment for Residential Use

As described previously, the analysis of developable land includes both vacant land and land that is classified as “underdeveloped” and is available for redevelopment for residential uses.

2) Adequacy of Public Facilities and Infrastructure

a) Roads

The County Public Works Department’s Road Division is responsible for the operation, maintenance, and improvement of public roadways within the unincorporated areas of the County. The County has a total of approximately 831 miles of paved roadways, and 531 miles of unpaved roadways. There are innumerable private roadways throughout the County that link dwellings to the County-maintained (public) road network. However, most of the roadways in the County road system carry a low volume of traffic. Funding for public road maintenance and construction comes from the State and Federal Fuel Tax and a portion of the Federal sale of timber from the local lumber industry. Private roadways are maintained by the property owners whom share its use.

b) Water

According to the Siskiyou County Planning Department, most residential development within the County relies on private water wells. While private water wells are adequate for single-lot development, most of the larger developments require water via community service districts, County water districts, and public water systems. This represents a serious constraint to the development of residential subdivisions.

c) Sewer

According to the Siskiyou County Planning Department, residential development in the County is primarily served by septic sewer systems. In order to meet County health standards, single-family residential units are required to be located on a minimum of 2.5 acres. An exception to this are those areas where community systems have been developed (e.g., the unincorporated communities of McCloud, Lake Shastina, Hornbrook, Grenada, Tennant, Happy Camp, and Callahan) which contain developments that rely on sewer systems that were established by developers and community service districts or sanitary districts. Some cities have agreements with the County to allow unincorporated connections to their municipal treatment facility.

The lack of a sanitary sewer system and the resulting lot requirements for septic sewer treatment represent a major constraint to higher density residential development.

B. Current Housing Programs and Assisted Housing

1. Current Programs

Siskiyou County does not act as a developer in the production of affordable units, but relies upon the private sector to develop new units with the assistance of available State and Federal funding sources. The County has very limited financial resources of its own to allocate for housing. It does not have a redevelopment agency or housing set-aside funds from redevelopment. The County competes for limited Community Development Block Grant (CDBG) funds through the statewide program administered by HCD.

There are some nonprofit developers active in the County, such as Rural Communities Housing Development Corporation. These organizations have focused their development efforts in the incorporated areas of the County, where there are more development opportunities and better access to services. Habitat for Humanity also has an affiliate working in the County on self-help housing, producing one or two homes per year. However, the organization is planning to increase the number of homes it develops to 20 to 25 per year.

The Great Northern Corporation, a nonprofit organization, administers the HUD Section 8 rental assistance program in Siskiyou and Modoc Counties. As of November 2002, 242 households in Siskiyou County were receiving rental assistance. Some participants in the program have difficulties finding a unit to rent and have to give up their vouchers. According to the program coordinator, the Fair Market Rent (FMR) levels are too low, especially for one and two-bedroom units. There were 214 households on the waiting list for the program (about a three to five year wait).

Great Northern Corporation also administers housing rehabilitation programs in the County with CDBG funds. Although the County has allocated its CDBG funding for housing rehabilitation grants in the past, there is currently (2003) no housing rehabilitation program in the unincorporated area. The County's priorities for the use of CDBG funds are public works, followed by economic development and housing rehabilitation.

2. Affordable Housing Projects in Siskiyou County

There are 56 existing subsidized affordable housing units in the unincorporated area of Siskiyou County. (See Table III.6.) The McCloud Motel Apartments provide 14 units with Section 8 subsidies for very low-income seniors. The other project, McCloud River Apartments, has 42 family units that are subsidized through USDA Rural Development (Section 515 with rental assistance). For both of these projects the amount of rent that residents pay is based on their household income (30 percent of income).

Most of the affordable housing projects in the County are located in the incorporated areas closer to services. As shown in Table III.6, there are affordable housing developments in Yreka, Weed, Mount Shasta, Montague and Tulelake.

TABLE III.6
ASSISTED HOUSING PROJECTS IN SISKIYOU COUNTY (NOVEMBER 2002)

Name of Development	Year Built	Sponsor	Number of Units	Target Group(s)	Waiting List	Expiration Date	Type of Subsidy
Unincorporated Area							
McCloud Motel Apartments 101Minnesota Ave. McCloud	-	-	14	Very-low income seniors	3, very little turnover of units	Section 8 subsidy expires Dec. 2005.	Section 8, Sec.221(d)(4)
McCloud River Apartments Highway 99 McCloud	1983	Professional Apartment Mgt. (PAM)	42	Very-low income households	3, accepting applications	2033	USDA Section 515 and rental assistance
Total			56				
Incorporated Areas							
Montague Apartments 791 E. Webb St. Montague	-	-	-	-	-	-	USDA Sec. 515Low Income Tax Credits
Alta Vista Manor 625 Marjorie Street Mt. Shasta	-	-	44	Seniors	-	-	USDA Sec. 515
Shasta View Ranch Apts. 210 Hinkley Mt. Shasta	-	-	42	na	-	-	USDA Sec. 515
Alder Gardens 700 Alpine Rd. Mt. Shasta	-	-	28	na	-	-	HUD 236 with Sec. 8Prepay notice filed 8/15/96.
George Washington II 1020 Kingston Road Mt. Shasta	-	-	22	Seniors	-	-	HUD 202
Pres. G. Washington Manor 1020 Kingston Rd. Mt. Shasta	-	-	38	Seniors	-	-	HUD 202
Rockfellow House 185 Rockfellow Rd. Mt. Shasta	-	-	5	Seniors	-	-	HUD 202
Tulepark Apts. 717 4th Street Tulelake	-	-	19	-	-	-	Sec. 8
Boles Creek Apts. I 315 East Lake Street Weed	-	-	50	-	-	-	USDA Sec. 515
Boles Creek Apts. II 315 East Lake Street Weed	-	-	48	-	-	-	CalHFA loan with Sec. 8
Siskiyou Gardens 380 Siskiyou Way Weed	-	-	24	-	-	-	HUD 236 with Sec. 8 Project was eligible for

Name of Development	Year Built	Sponsor	Number of Units	Target Group(s)	Waiting List	Expiration Date	Type of Subsidy
							prepayment, but it was preserved.
Deer Creek Apts. 1060 Deer Creek Way Yreka	-	-	35	-	-	-	HUD 221 with Sec. 8
Pine Gardens 1 and 2 905 W. Miner Yreka	-	-	65	-	-	-	HUD 236 with Sec. 8 According to the California Housing Partnership, the owner prepaid the mortgage on 4/17/00 and opted out of the program.
Juniper Terrace Apts. 800 Jasper Place Yreka	-	-	55	Seniors	-	-	USDA 515
Rvm Yreka Housing 885 Sierra Vista Way Yreka	-	-	29	Seniors	-	-	HUD Sec. 2002
Shadow Garden Apts. 402 Turre St. Yreka	-	-	46	-	-	-	USDA Sec. 515
Sr. Citizens Home of Yreka 315 Third Yreka	-	-	10	Seniors	-	-	-
Siskiyou Valley Apts. 409 Bruce Street Yreka	-	-	36	-	-	-	USDA Sec. 515 Low Income Tax Credits

Sources: Project managers/developers and Vernazza Wolfe Associates, Inc.

Notes: Very Low-Income=50% Median Income or below

C. Energy Conservation Opportunities

State Housing Element Law requires an analysis of the opportunities for energy conservation in residential development. Energy efficiency has direct application to affordable housing because the more money spent on energy, the less available for rent or mortgage payments. High energy costs have particularly detrimental effects on low-income households that do not have enough income or cash reserves to absorb cost increases and many times must choose between basic needs such as shelter, food, and energy.

Energy price fluctuations in the late 1990s and energy price increases in early 2001, combined with rolling electricity blackouts elsewhere in the state, have led to a renewed interest in energy conservation.

All new buildings in California must meet the standards contained in Title 24, Part 6 of the California Code of Regulations (Energy Efficiency Standards for Residential and Nonresidential Buildings). These regulations were established in 1978 and most recently updated in 1998 (effective date of July 1, 1999). Energy efficiency requirements are enforced by local governments through the building permit process. All new construction must comply with the standards in effect on the date a building permit application is made.

IV. POTENTIAL HOUSING CONSTRAINTS

A. Potential Governmental Constraints

1) Land Use Controls –General Plan Designations and Zoning

State law, Section 65302(a) requires general plan land use elements to identify the proposed general distribution, location, and extent of the uses of the land for housing, business, industry, open space and other categories of public and private land uses. The law also requires that the land use element be consistent with the housing element (Section 65300.5). Typically, most local governments fulfill this requirement by including text and a land use category. State law, Section 66474, also requires local governments to make a finding, prior to approving a subdivision, that the subdivision is consistent with the general plan. Residential projects that are proposed outside the areas defined as residential on the general plan map must be denied approval unless the local government is willing to amend its general plan.

In Siskiyou County, there is no general plan land use map that shows the boundaries of specific planned land use categories. Instead, physical constraints based on natural resources are mapped and general development policies based on these constraints have been adopted. In evaluating projects such as residential subdivisions, the County bases its decision about projects upon their consistency with the adopted policies. It is the intent of the General Plan to direct future development to areas with minimal physical constraints, without great public service costs, with the least environmental effects, and which will not displace or endanger the County's critical natural resources. As long as the project does not violate these policies, it will be deemed consistent with the County's general plan. If a project is inconsistent with a mapped resource area and its policies, it will be automatically rejected by the County.

While the County has not designated land uses on a general plan map, it does use zoning to regulate how land can be used. In addition to the residential zoning categories, most of the non-residential categories allow residential uses, including high-density residential and group dwellings in some cases (conditional use permit required). For group dwellings in particular conditional use permits are required in all cases when there are six or more occupants. Otherwise, they are permitted by right in all cases. There are no specific restrictions on residential land uses in non-residential zones other than the required discretionary use permits in specific zones. For example, multifamily uses can be exclusively developed in commercial zones with no special restrictions. The zoning ordinance does not permit residential land uses that would conflict with the vast majority of the other allowed uses. Table IV.1 identifies the zoning designations that are strictly residential, and the other designations that allow residential on a conditional basis. The table also shows the residential uses permitted in each district, along with their minimum lot sizes.

TABLE IV.1
ZONING DISTRICTS ALLOWING RESIDENTIAL LAND USES

Zoning District		Residential Uses Permitted	Minimum Lot Area	
			Sewer/Water	Septic Tank
Residential				
Single Family Residential	Res-1	Single family dwellings, second attached residential unit, duplexes on corner lots.	7,200 sf	1 acre
Limited Multiple-Family Residential	Res-2	Single family dwellings, and duplexes.	7,200 sf	1 acre
Mixed Multiple-Family Residential	Res-3	Single family dwellings, duplexes, mobilehome parks, existing apartments and multiple family dwellings.	7,200 sf	na
Multiple-Family Residential District	Res-4	Single family dwellings, duplexes, mobilehome parks, apartments and multiple family dwellings .	7,200 sf	na
Rural Residential Agricultural District	R-R	Single family dwellings.	7,200 sf	1 acre
Non-Residential				
Highway Commercial	C-H	Mobile homes	2,300 sf	1 acre
Rural Neighborhood Commercial	C-R	Single family dwellings, duplex, and triplex allowed with conditional use permit.	7,200 sf	1 acre
Neighborhood Commercial	C-U	Multifamily dwellings permitted and single family dwellings, duplexes and triplexes allowed with conditional use permit.	7,200 sf	1 acre
Town Center District	C-C	Multifamily dwelling units permitted.	7,200 sf	1 acre
Prime Agricultural District	AG-1	Single family and mobile home units permitted as necessary for agricultural activities	na	40 acres
Non-Prime Agricultural District	AG-2	Single family and mobile home units permitted as necessary for agricultural activities	na	10 acres
Timberland Production District	TPZ	Mobile homes and residential dwelling units, for housing local timber industry employees, are permitted.	na	40 acres

Source: Siskiyou County Zoning Ordinance

2) Bonus Densities and Inclusionary Zoning

The County does not offer any bonus densities or inclusionary zoning programs.

State law (AB 1866) which became effective January 1, 2003, made the following changes to density bonus practices:

- Local governments will not be able to apply development standards (i.e., parking and setbacks) to low and moderate income or senior housing that make it difficult to build housing at the established density.

- If determined by local government that density bonus is not needed to make a new development affordable, the finding must be based on a written and objective analysis.
- Developers of moderate-income developments, such as condominiums, may apply for a density bonus.

3) Growth Controls/Growth Management

Siskiyou County does not have any growth control/growth management ordinances, policies, or programs.

4) Site Development Standards and Performance Standards

Through its Zoning Ordinance, the County enforces minimum site development standards for new residential uses. These include: minimum lot size, lot width, setbacks, and lot coverage; maximum building height; and minimum parking standards. Table IV.1a indicates these various development standards as found in the County Code. The development standards for Siskiyou County are relatively similar to development standards for the region. One exception is the minimum lot requirements for areas that can only be served by septic tank. As shown in the table, these areas require a higher minimum lot area than areas served with sewer connections. This can represent a constraint to affordable housing since affordable housing typically occurs at a higher density with smaller lot sizes.

However, zoning districts in the County that permit multifamily development, such as the C-C, C-H, C-U zoning district shown in the tables, do have shorter side and rear setback requirements and greater maximum height limits. These less restrictive standards help to facilitate development for multi-family housing in these zoning districts, particularly in areas where water and sewer service is readily available.

TABLE IV.1A
DEVELOPMENT STANDARDS FOR ZONING DISTRICTS ALLOWING RESIDENTIAL LAND USES

Zoning District	Minimum Lot Area		Setbacks (Fr/Side/Rear)	Lot Coverage (%)	Minimum Lot Width (Ft.)	Maximum Height (Ft.)
	Sewer/Water	Septic Tank				
Residential						
Res-1	7,200 sf	1 acre	20/5/20	40	60	30
Res-2	7,200 sf	1 acre	20/5/20	50	60	35
Res-3	7,200 sf	na	20/5/10	75	50	40
Res-4	7,200 sf	na	20/5/10	75	50	40
R-R	7,200 sf	1 acre	20/5/20	40	60	35
Non-Residential						
C-H	2,300 sf	1 acre	20/0/0	85	100	50
C-R	7,200 sf	1 acre	20/0/0	75	50	50
C-U	7,200 sf	1 acre	20/0/0	75	50	50
C-C	7,200 sf	1 acre	20/0/0	75	60	50
AG-1	na	40 acres	na	na	na	35
AG-2	na	10 acres	na	na	na	35
TPZ	na	40 acres	na	na	na	35

Source: Siskiyou County Zoning Ordinance

5) Building Codes and Enforcement

The County has adopted the provisions of the Uniform Building, Plumbing, Mechanical and Electrical Codes set forth in Title 24 of the California Administrative Code. New construction prior to November 1, 2002, must comply with the 1997 Uniform Building Code containing the 1998 California Amendments. New construction after November 1, 2002, must comply with the 1997 Uniform Building Code with 2001 Amendments.

Enforcement of the Uniform Codes is delegated to the Building Department and is carried out at the plan review stage and at the time of building/site inspection. All work for which a building permit is issued must be inspected at the time of completion or at specified stages of construction. The County will also investigate complaints regarding building code infractions, and it works cooperatively in trying to resolve infractions.

6) On/Off Site Improvement Requirements

Siskiyou County requires that developers complete certain minimum site improvements in conjunction with new housing development. Required improvements include proper grading, appropriate landscaping, the provision of storm water drainage systems, and adequate number of parking spaces. In addition, sewage systems must meet the County Health Department and the State Regional Water Quality Control requirements, and water systems must meet the State Department of Health Services requirements in addition to the County Health Department requirements. These standards are typical of many counties and do not adversely affect the provision of affordable housing in Siskiyou County.

7) Parking Requirements

Siskiyou County requires a minimum of two parking spaces per unit for the Res-1, Res-2, Res-3, Res-4, and the R-R zoning districts. These parking spaces are not required to be covered.

8) Development Fees and Other Exactions Required of Developers

Table IV.2 indicates the estimated planning fees for a typical 1,500 square foot single family home in Siskiyou County.

TABLE IV.2
PERMIT AND DEVELOPMENT FEES FOR SISKIYOU COUNTY, 2002

Development Impact Fees	
Electrical Fee	\$57
Plumbing Fee	\$81
Mechanical Fee	\$22
Seismic Fee	\$12
Permit Fee	\$668
Plan Check Fee	\$434
School District Fee (1)	\$3,075
Subtotal + 10%	\$1,388
Total	\$5,737

Sources: Siskiyou County Department of Public Works, 2002

Notes: Based on a 1,500 square foot (living area) single-family, single-story detached entry level home with three bedrooms, two full baths, and an attached two-car garage (400 square feet). Permit Inspection Fee and Plan Check Fee not included.

(1) According to the County Building Department, school district fees range from \$0 to \$2.05 per square foot. This analysis is based on the highest fee possible (\$2.05).

Certain residential projects that require General Plan amendments, zoning code changes, or other planning-related functions are subject fees in addition to those listed above. Some of these costs are summarized in Table IV.3 below.

TABLE IV.3
SISKIYOU COUNTY OTHER PLANNING FEES, 2002

General Plan Amendment (minor/major)	\$575/\$1,750
Rezoning (minor/major)	\$1,125/\$1,525
Use Permit (for residential zones only)	\$825

Source: Siskiyou County Planning Department, 2002

9) Processing and Permit Procedures

In 1997, the County conducted a comprehensive review of all fees and procedures. While most fees have increased as new mandates are imposed by outside agencies, permit processing has been streamlined considerably. The County Planning Department operates without any fee for review of construction permits and works within a one-day turn-around time for plan acceptance review. The Building Department does collect nominal plan check fees for construction permits. The review for single family homes generally takes approximately 2-3 weeks to process typical home permits. This processing time is well within the time limits established by the Permit Streamlining Act. However, the review in certain non-residential zoning districts for the development of multifamily residential units typically takes approximately 3-4 months due to the conditional use permit process that is required to take place. This presents a constraint to the development of multiple family housing. However, in the Res-3, Res-4, C-U, and C-C zoning

districts, multiple family housing is permitted by right, and is therefore exempt from the conditional use permit process.

The County approves all permitted uses ministerially over the counter through solely checking the application for compliance with zoning and development standards. No discretionary action is involved during this process. Therefore, this process does not present any constraints.

10) Federal, State and Local Government Land Ownership

Siskiyou County is the fifth largest county in the State with 4,040,320 acres within its borders. Much of the land in Siskiyou County, however, remains unavailable for housing by private development, because much of the County's lands are controlled by various public agencies. Federal agencies, such as the U.S. Forest Service, and the Bureau of Land Management, control about 2,421,000 acres or 60 percent of the County's land area. An additional 3,421 acres is under State control. Land under the jurisdiction of the County's nine cities accounts for 11,879 acres. This leaves approximately 1,479,518 acres of land that is privately owned and under County land use control.

11) Persons with Disabilities

Although the County does not have any local building requirements for handicap accessibility, the County does follow California's handicap and accessibility laws that require the following for multi-family residential developments in order to provide reasonable accommodation:

- Multi-family developments containing 4-20 units only require that all of their ground floor units are adaptable (interior modifications) and meet accessibility requirements.
- Multi-family developments containing greater than 20 units require that 2 percent of the total units are adaptable and the remainder of the units are accessible.

In terms of parking standards for persons with disabilities, the County does not have any specific standards. The County follows the parking standards outlined in the Uniform Building Code for persons with disabilities.

In terms of siting requirements for the construction of special needs housing, the County does not regulate special needs housing in relationship to one another. In other words, there is no minimum distance required between two or more special needs housing units.

Retrofitting of existing homes for accessibility for persons with disabilities is handled ministerially by Siskiyou County.

B. Potential Non-Governmental Constraints

1) Environmental Constraints

Land in some areas of Siskiyou County is unavailable for development because of environmental features. These features either pose a hazard to those who would develop in the area or diminish valuable resources. As a result, developers and property owners avoid these areas, because they understand the danger involved or do not wish to incur the added cost of building in these areas.

The Siskiyou County Land Use Element identifies and maps the environmental features that may influence development potential. The features include the following:

- **Geologic Hazards:** Landslides areas and other geologic hazards may pose a threat to property and lives. Although County policy does not specifically prevent development in these areas, most developers understand the potential hazard in these areas and elect to avoid them.
- **Erosion Hazards:** Some areas of the County contain soils which will erode heavily when disturbed by development. As a result they may be unstable for building construction or add considerable cost to correct the problem. In addition, erosion may degrade water quality of nearby water courses or bodies. As a result, the County or Regional Water Quality Control Board may require the developer to take special measures to prevent this condition.
- **Building Foundation Limitation:** Various soils in the County exhibit characteristics which can pose serious limitations for foundations. This condition does not mean that construction cannot occur in these areas, but that special measures must be taken to overcome the problem. Some developers may choose to avoid these areas rather than to submit to the special measures they must take.
- **Severe Septic Tank Limitations:** The ability of the soil to accept septic tank filter fields is an important determinant of rural housing development. Impermeable surfaces, high groundwater levels, or steep slopes prevent septic systems from working properly and can foreclose the possibility of development in these areas.
- **Excessive Slope** – In areas of 30 percent slope, improvements for accessibility, site preparation and sewage disposal are very difficult. Consequently, these areas are generally off-limits to development.
- **Water Quality** – Some areas in the County contain groundwater affected by heavy metals or minerals such as arsenic, sodium, chloride and boron. Where this condition occurs, groundwater cannot be used as a source of domestic water supply.

- Flood Hazard – Development in flood hazard areas can result in property damage and loss of life. Additionally, if the County allows development in these areas, it also runs the risk of losing its eligibility in the National Flood Insurance Program.

2) Availability of Financing

In the early 1990s there was much discussion in the regional and national press of a “credit-crunch” that made it difficult for developers to obtain financing for new real estate projects. In fact, financial institutions did reduce lending activity in response to more stringent regulations. However, these reforms addressed lending abuses associated primarily with very risky projects that were conceived with little relation to project economics and underlying market conditions. Bankers and regulators assert that financing is available for well-planned projects that are financially sound and target a demonstrated market demand. One current aspect of financing that does differ from the early 1990s is that lending institutions generally require greater contributions of equity from developers to ensure that developers share in the risk of the project by committing their own money. In this respect, financing is less likely to be available to developers who are not financially sound and lack the appropriate contribution of their own capital.

For credit-worthy projects, residential construction loan rates as of November 2002 are at relatively low levels due to the low inflation levels that have prevailed over the last several years. Expectations of continued low inflation should help to keep financing rates at reasonable levels for the remainder of the Housing Element planning period. This is a benefit to home builders, who can take advantage of the interest savings on construction financing to reduce their overall cost to develop new housing.

3) Land Costs

The most significant limitation to affordable housing opportunities in the County is land cost. There are numerous subdivisions in the County with available undeveloped lots that cost less than \$5,000. This is due to locational characteristics as well as the surplus of lots that exist. Land located near communities where there is a relatively high amount of tourist-related activity, such as Mt. Shasta, tend to be more expensive than other outlying areas. According to John Tanner, a local developer, the average cost for an unimproved 2.5-acre lot (zoned for single-family residential) at a County-wide level without water or sewer is an estimated \$80,000. In more desirable locations of the County, costs exceeding \$150,000 are becoming common. However, in areas of the County where most of the residential development is occurring, such as the communities of Etna, Ft. Jones, Montague, and Shastina, the land costs for lots under 3.5 acres average approximately \$26,000. This is based on average sales prices (May 2002 to May 2003) provided for each of these communities by the Siskiyou Association of Realtors. During this period, Etna had an average sales price of \$33,333; Ft. Jones was \$26,333; Montague was \$13,300; and Shastina was \$32,048. These prices are based on lots that do not contain private water wells or sewer in place.

4) Development Costs

a) Required Site Improvement Costs

Upon securing the raw land, a residential developer would have to make certain site improvements to “finish” the lot before a home could actually be built on the property. Improvements required include proper grading, installation of water and sewer systems, storm water drainage, and erosion control, streets (for primary access, circulation, parking and loading).

According to Ron Fitton, a local developer of custom homes, improvement costs tends to vary widely due to the variations in topography and the desirability of land for development. For instance, grading and storm water drainage improvements differ on a site-to-site basis due to soil and slope conditions. The construction of a water well typically ranges between \$4,000 to \$15,000, often due to filtration requirements for a particular area. Septic tank installation generally range between \$4,000 to \$6,000.

b) Construction Costs

Based upon discussions with local developers, constructions costs in the County tend to vary widely due to various site constraints that may be present, such as steep slopes or expansive soils. For instance, a single-family home lot containing expansive soils may require a raised foundation as opposed to a concrete slab foundation. According to John Tanner, a raised foundation can add approximately \$7,500 to construction costs. John Tanner, who is a developer of moderately-priced homes, stated that construction costs for a 1,500 sf house with a slab foundation would range from \$100 to \$105 per sf. Therefore, a house constructed by his company would cost a total of \$150,000 to \$157,500. According to Ron Fitton, the average construction costs for his company tend to be approximately \$132 per sf. Therefore, a 1,500 sf house would cost an estimated \$198,000.

On the other hand, construction costs for mobile home are significantly lower. According to Cousin Garys Motorhome Sales, construction costs for a typical 1,500 square foot mobile home with a permanent foundation are approximately \$75 per sf. Therefore, a 1,500 sf mobile home would cost approximately \$112,000. Site improvement costs including grading, water and sewer service would cost an additional \$25,000.

c) Total Housing Development Costs

As shown in Table IV.4, the total of all housing development costs discussed above for a typical entry-level single-family home (1,500 square feet) with public water and sewer service is approximately \$186,259, including land, construction costs, fees and permits (as shown in Table IV.4). Permit and plan check fees are based on a 1,500 sf house with two baths and an attached garage built a on concrete slab. An equivalent development for a lot with private water well and sewer septic tank is approximately \$196,039. These figures do not include developer profit,

marketing, or financing costs. Furthermore, as indicated earlier, the total housing development costs may vary depending on location in the County. For example, according to the Siskiyou County Planning Department, a 1,500 sf home in Shastina typically costs approximately \$160,000 with water, sewer and utilities included.

TABLE IV.4
SISKIYOU COUNTY ESTIMATED
SINGLE-FAMILY HOUSING DEVELOPMENT COSTS, 2003

	Lot with Public Water/Sewer Service	Lot with Private Water Well/Sewer Septic Tank
Lot Price (1)	\$26,000	\$26,000
Private Water Well and Septic Tank Installation	NA	\$12,000
Public Water and Sewer Service Connection Fees (2)	\$3,220	NA
Total Construction Cost	\$150,000	\$150,000
Permit Fees	\$868	\$868
Plan Check Fees	\$434	\$434
Permit and Plan Check Fees + 10%	\$5,737	\$5,737
Total Housing Development Cost	\$186,259	\$195,039

Source: Siskiyou County Building Department

Notes:

- (1) Lot price (\$26,000) is based upon 2002-2003 average sales prices for lots less than 3.5 acres in areas (Etna, Ft. Jones, Montague, and Shastina) of the County most likely to be developed. Necessary lot improvements may add to the total cost of the lot price.
- (2) Water and sewer service connection fees are based on fees provided by Jamie Lea from Shastina Community Service District. Water fee is \$215 and sewer fee is \$750. Additional charge is for extension of service by District.

The specifications for the hypothetical house used for this analysis here were chosen to define it as an entry-level family home.

As shown in Table IV.5, the total of all development costs discussed for a typical mobile home (1,500 square feet with foundation, 3 bedrooms and 2 baths on a 7,200 square foot lot) is approximately \$157,355, including land, site improvements, construction costs, fees and permits (as shown in Table IV.5). Permit and plan check fees are based on a 1,500 sf mobile home with two baths, three bedrooms, and a permanent foundation. This figure does not include developer profit, marketing, or financing costs.

TABLE IV.5
SISKIYOU COUNTY ESTIMATED
MOBILE HOME DEVELOPMENT COSTS, 2003

Unimproved Lot Price	\$20,000
Site Improvements	\$25,000
Total Construction Cost	\$112,000
Permit and Plan Check Fees	\$355
Total Housing Development Cost	\$157,355

Source: Siskiyou County Building Department and Cousin Garys Motor Home Sales

Notes: Development is assumed for a 7,200 square foot lot.

V. STATUS AND EVALUATION OF EXISTING PROGRAMS/ELEMENT

A. Effectiveness of the Element

The following section reviews and evaluates the County's progress in implementing the 1992 Housing Element. It reviews the results and effectiveness of programs, policies and objectives for the previous Housing Element planning period. It also analyzes the difference between projected housing need and actual housing production.

The 1992 Housing Element was intended to serve a planning period from 1991 to 1997. However, HCD extended the planning period deadline to 1999.

Table V.1 below shows the total number of all housing units (single-family and multifamily units) permitted in Siskiyou County by year from 1990 to 2000 (these are the number of building permits issued and do not take into account the number of units occupied). Based on the information in this table, an average of 198.2 units were permitted per year during this period.

TABLE V.1
ANNUAL HOUSING PRODUCTION (SINGLE FAMILY AND MULTIFAMILY UNITS),
1990-2000

Year	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
Single Family	126	104	135	165	111	118	95	108	106	115	126
Multifamily	0	0	0	0	0	8	1	0	6	9	
Manufactured Units	87	83	89	67	64	59	68	63	57	65	48
Total Units	213	187	224	232	175	185	164	171	169	189	174

Source: Siskiyou County Planning Department

Table V.2 below shows a comparison of the assigned regional fair share allocation of housing units for the 1991 to 2000 period for Siskiyou County to the housing produced between January 1991 to December 2000, by income group.

TABLE V.2
COMPARISON OF HOUSING NEED TO HOUSING PRODUCTION,
PREVIOUS HOUSING ELEMENT PLANNING PERIOD, 1991-2000

	Very Low	Low	Moderate	Above Moderate	Total (1)
Total Allocation	239	154	187	319	899
Total Built: 1991-2000 (2)	0	0	0	1,870	1,870
Net Deficit	239	154	187	1,551 (surplus)	580

Sources: Siskiyou County Planning Department

Notes:

(1) Total for net allocation is based on sum of net allocations by income group.

(2) Units built are from January 1991 to December 2000.

Tables V.3 and V.4 below provide an evaluation of existing Siskiyou County Housing Element (1992) policies and implementation programs.

TABLE V.3
EVALUATION OF EXISTING SISKIYOU COUNTY HOUSING ELEMENT POLICIES

Policy	Policy Description	Evaluation
I.	Ensure that there are an adequate number of housing units to meet the needs of its citizens.	The Draft RHNA Plan shows the County continues to lack housing units in numbers sufficient to meet regional needs. The County has remained open to residential development and the availability and cost of construction remain comparatively low. New construction of rental housing has been low due to low rates of return on investment, large land area requirements, and the lack of available public sewer and water services.
II.	Ensure that housing is affordable to all economic segments of the community.	Overall, housing remains relatively affordable, yet housing development opportunities for low and very-low income groups are lacking. The County contracts with Great Northern Corporation (GNC) for implementation of various affordable housing programs utilizing CDBG funding.
III.	Ensure that there are adequate sites and facilities available to support future housing needs.	While there remains an adequate supply of land available for housing construction, most are limited to low-density development. This fact is consistent with General Plan objectives which acknowledge physical limitations, including: Minimizing the urban/wildland interface to reduce the threat of fire (most of the County is within a High Wildfire Hazard Area), minimizing commute distances (the County covers over 6,300 square miles), avoiding development of high-density housing where dependent upon on-site sewage disposal and water systems. General Plan policies encourage development in the urbanized areas (cities) where services are available.
IV.	Ensure that there are housing units available to serve persons with special housing needs.	Special needs housing is facilitated through the CDBG program which is administered by GNC.
V.	Work diligently towards the rehabilitation of the existing housing stock and strive to replace housing units in need of repair.	GNC continues to support non County-sponsored housing programs (Habitat for Humanity and Rural Development) in order to meet this objective.
VI.	Encourage regular maintenance of housing as a means of conserving existing housing stock.	CDBG only.
VII.	Develop strategies and actions to increase home ownership opportunities through economic development.	The County, through GNC, participates in CDBG and also provides annual funding for the Economic Development Council and Visitor's Bureau needs to promote the County's economic well-being.
VIII.	Assist citizens in need of short-term emergency housing.	The Modoc - Siskiyou Community Action Agency, administered by GNC, provides assistance as needed.
IX.	Prevent discrimination in housing.	Program requirements for CDBG ensure fair housing opportunities for participants. Legal Aid is available to those with a grievance.
X.	Require citizen participation as part of the housing element preparation and revision process and maintain consistency among all policies of its General Plan.	Agency review of the RHNA Plan ensures that constituents of each jurisdiction within the County are provided an opportunity to be heard. The County, through the Housing Element update process will provide no less than three noticed public hearings.

Source: Siskiyou County Planning Department

TABLE V.4
SUMMARY OF ACCOMPLISHMENTS UNDER
EXISTING SISKIYOU COUNTY HOUSING ELEMENT IMPLEMENTATION PROGRAMS

Implementation Program/ Summary of Program		Accomplished?	Notes
1.1	The Planning Department will regularly review its permit procedure to reduce the cost and time of processing permits.	Accomplished and ongoing.	The County Planning Department has undertaken the periodic review of its fees as well as permit review processes. In 1997, a comprehensive review of all fees and procedures was completed. While most fees have increased as new mandates are received from outside agencies (largely state agencies), permit processing has been streamlined considerably. We continue to operate without any fee for review of construction permits and work within a one-day turn-around time for plan review. This is a significant reduction over previous procedures and timelines.
1.2	The Building Department will not impose requirements for construction other than those mandated by state law or those necessary to maintain the health and safety of citizens.	Accomplished and ongoing.	The Building Department operates within the current UBC for new construction and Housing Code for evaluation and rehabilitation of existing housing stock. No additional requirements are imposed.
1.3	When the County updates its General Plan, all policies, implementation measures and standards will provide a clear understanding of the County's development requirements.	Ongoing. Not yet completed.	The County is currently undertaking the comprehensive update to its General Plan. Phase 1 includes the Housing and Noise Elements. Subsequent updates will include Land Use and other elements, each of which will be reviewed for internal consistency.
2.1	The County shall examine housing needs across jurisdictional boundaries and accept responsibility for meeting its housing needs.	Not yet accomplished.	The last survey of existing housing stock was conducted in 1990. The County and GNC, continue to annually petition for PTA grant funds to facilitate review of housing stock. While unsuccessful to date, it appears likely that eligibility for PTA grant funding will occur in an upcoming funding cycle.
2.2	On a yearly basis County staff and officials comprised of the Planning Director, Welfare Director, County Administrator's Office, Planning Commission, Board of Supervisors and local non-profit housing group(s) will convene to discuss housing issues in Siskiyou County.	Not accomplished.	There is absent data and funding for review of housing stock conditions and issues. As a result, such coordination has not occurred.
2.3	The County will encourage the development of affordable housing by enlisting the support and cooperation of private developers and non-profit organizations.	Ongoing.	Through allocation of budget resources (to GNC) the County continues meet this policy.
2.4	The County will continue to allow companion units in single family residential areas.	Ongoing.	Upon adoption of Second Dwelling Unit legislation by the State of California, the County has relaxed its policies to allow second dwelling units in those locations where single-family housing is permitted. Additionally, the County continues to allow elderly housing units where the site is physically capable of supporting the added density (where on septic system and well). This has resulted in 50 new second units and 56 elderly housing units since program inception. Additional affordable housing is anticipated to continue to develop under these provisions.
2.5	The County will continue to allow minimal housing units and will not create obstacles to prevent their construction or use.	Ongoing.	The County imposes no requirements concerning minimum housing standards beyond those required under the UBC or Housing Code.

Implementation Program/ Summary of Program		Accomplished?	Notes
2.6	The County, with the assistance of non-profit housing groups, such as the Great Northern Corporation, will actively seek an increase in the supply of rental units that receive rental assistance.	Ongoing.	The County maintains an open list for Section 8 programs. Section 8 program vouchers continue to increase every year.
3.1	The County will undertake a review of zoning in areas where water and sewer service is available and rezone sites for multi-family dwellings if compatibility problems would not occur and would not result in isolating residents in remote areas of the County.	Not accomplished.	Zoning was established based on physical resource constraints (slope, water quality, soils limitations, wildfire hazard, etc.). While these factors are static, where appropriate and on a case-by-case basis, the County continues to cooperate with other local jurisdictions to provide service connections for sewer and water where such constraints would preclude or complicate housing development. The County also continues in its support of the upgrade and rehabilitation of municipal and private sewer and water companies.
3.2	The County shall prepare community plans for the unincorporated communities of the County on an as needed or as requested basis.	Not completed.	Through implementation of the Cortese-Knox-Hertzberg Act through LAFCO, the systematic review of community plans for special districts. To date, there is little or no funding to support this undertaking.
4.1	The County will sponsor or assist non-profit and for-profit groups who demonstrate the ability and skill to undertake rehabilitation programs and who apply for state and federal funds for rehabilitation programs.	Ongoing.	The County continues to support such policy; however, resource allocation typically follows a schedule of priorities as follows: 1. Infrastructure; 2. Education; 3. Housing. No rehabilitation activity is expected between 2003 and 2006.
4.2	The County will continue to encourage and assist special districts and nonprofit groups apply for State and federal grants to expand and improve their sewer and water service capabilities.	Ongoing.	The County, in cooperation with GNC, has been highly successful in procuring funding for water system upgrades to the Grenada Water Company, Carrick Addition, and Sawyers Bar. The County assisted the community of McCloud in their efforts to replace their community sewer system. Each of these projects has become a reality. The County continues to pursue opportunities for the upgrade and/or rehabilitation of community systems.
4.3	The County will continue to assist and encourage the efforts of non-profits groups and governmental agencies to provide technical assistance to unincorporated in need of improving their existing sewer or water systems.	Ongoing.	As described in 4.2, the County has provided staff/technical assistance for special district formation projects, as well as the rehabilitation projects described above. The County has also funded the start-up costs through no-interest loans to said districts.
5.1	The County will continue to cooperate with and support the efforts of the Great Northern Corporation and other public and private agencies that are working to increase the number of Section 8 certificates in the County.	Ongoing.	The County continues to support such policy; however, resource allocation typically follows a schedule of priorities as follows: 4. Infrastructure; 5. Education; 6. Housing. A total of 75 Section 8 permits were issued during the current housing element period.
5.2	All rental rehabilitation programs undertaken through County sponsored programs will include provisions to ensure that the rentals to be rehabilitated remain affordable.	Ongoing.	Program qualifications and mandates support this objective.

Implementation Program/ Summary of Program		Accomplished?	Notes
5.3	The County will cooperate with and support the efforts of the Great Northern Corporation in securing governmental or private funding to replace the 14 which are at risk of converting to market rate rental units.	Ongoing.	The County continues to support the efforts to procure funding to replace at-risk housing units.
6.1	The County will assist the Great Northern Corporation secure and operate a homeless shelter and transitional living area.	Not accomplished.	Churches within the County are currently the main providers of shelter for the homeless.
6.2	The County will continue to support and assist the Siskiyou Opportunity Center (COS) in acquiring state or federal funds to open and operate a center for the developmentally disabled.	Ongoing.	The County continues to support the efforts of COS in the development of the Siskiyou Opportunity Center. An expansion of the Center in Yreka has been completed which offers assistance for the developmentally disabled.
6.3	The County will support the Great Northern Corporation's efforts to acquire an additional 12 housing units for developmentally disabled adults by writing letters or passing resolutions of support.	Ongoing.	The County continues to support the efforts of GNC to procure funding to acquire additional housing units for the developmentally disabled.
6.4	The County will sponsor applications for funds from available state and federal programs to provide housing for special needs groups.	Ongoing.	A CDBG grant was awarded to Court Appointed Special Advocates (CASA) to construct a halfway house for children. The halfway house, to be located in Yreka, will open in March 2003.
6.5	The County, when considering land development permits for senior citizen housing, will require the developer to demonstrate that there is access to a full range of services.	Ongoing.	While there has been little such development, this policy is observed. A recent example is for a 43-unit mobile home park for seniors in McCloud. This proposal meets these criteria.
6.6	The County will request the Great Northern Corporation to investigate the possibility of starting a shared housing program.	Ongoing	Unknown whether this request has been made.
6.7	The County will award a 25 percent density bonus for projects in which more than 25 percent or more of the units are designed to meet the needs of physically disabled persons.	Not accomplished.	There have been no proposals for any density-bonus housing projects.
6.8	Siskiyou County will form a task force to examine farmworker housing.	Not accomplished.	The County will consider, as needed, forming a task force to analyze farmlabor housing.
7.1	The County will cooperate with the Great Northern Corporation, PPL and other groups offering home weatherization programs.	Ongoing.	The County is funded by the Department of Energy and PPL on annual basis to operate home weatherization programs.
8.1	The County will identify sites where new industries could be located with a minimum of delay in complying with environmental regulations.	Accomplished.	The County has maintained a small inventory of lands appropriate for industrial development where environmental impacts are minimal. A recent example of the conversion of a Brownfield to a large water bottling facility has been successful in Mt. Shasta, with over 60 employees. Other lesser examples have occurred outside Yreka and Weed.
8.2	The County will apply for enterprise zone or incentive area programs offered by state or federal agencies.	Accomplished.	The County successfully campaigned for Enterprise Zone status.
8.3	The County will continue to examine ways to attract new industries.	Ongoing.	The Board of Supervisors remains highly committed to this policy as is demonstrated through its resource allocations to GNC, the Economic Development Council, and the County Visitors Bureau.
8.4	The County will assist new industries interested in locating in the County in securing loan guarantees or other forms of government assistance.	Ongoing.	With limited success. The County does provide a high-level of staff resources, yet funding opportunities remain elusive.
9.1	The County will apply for and assist a non-profit organization to apply for emergency housing funds from HCD.	Ongoing.	Emergency housing funds are applied for by CSC and the Siskiyou Community Action Agency.

Implementation Program/ Summary of Program		Accomplished?	Notes
10.1	The County will direct persons with complaints of housing discrimination to the appropriate state and federal agencies that handle such complaints.	Ongoing.	Each County office, as well as affiliate organizations, remain responsive to citizen complaints concerning housing discrimination.
11.1	The County will conduct public meetings and public hearings prior to the adoption of this element and will hold public hearings prior to its revision.	Ongoing.	No less than three noticed public hearings will be conducted as part of this update. This does not include those conducted by Cities in their review of the RHNA Plan.
11.2	The County will continue to maintain consistency between the housing element policies and other policies contained within the General Plan.	Ongoing.	Update of the Housing and other elements is intended to ensure consistency among all elements is achieved.

Source: Siskiyou County Planning Department

Note: Table just includes a summary of the program text.

B. Progress in Implementation

As shown in Table V.3, most of the existing Housing Element policies have either been accomplished or are ongoing. As shown in Table V.4 most of the existing Housing Element programs have been accomplished or are ongoing also.

C. What Was Learned from the Previous Element

The 1992 Housing Element followed traditional housing goals and objectives common to others which preceded it. The Element committed the County to quantifiable performance objectives, which in effect, transcends the five year review cycle and continues to do so. Since the last review cycle, unforeseen shifts in the national and local economy and the County demographic profile have emerged, thereby frustrating the County's success in meeting some of its objectives.

The updated Housing Element will necessitate greater integration of its goals and objectives into the function of non-profit, for-profit and government agencies which have the greatest capability to influence its outcome. Furthermore, the regulatory activities of Siskiyou County's agencies will need to be addressed to a much greater extent relative to meeting the housing needs of the homeless and very low-income households.

VI. INTRODUCTION

This is the most crucial chapter of the Housing Element for it is the chapter which determines if the State's housing goal of ensuring a "decent home and satisfying living environment for every Californian" will be achieved.

Communities should implement housing programs which will maintain, improve and develop housing in accordance with their goals and objectives. These programs should attempt to implement the following:

- Identify adequate, available sites to facilitate and encourage the development of a variety of housing for all income levels.
- Assist in the development of adequate housing to meet the needs of low and moderate-income households.
- Address and, where appropriate and legally possible, remove government constraints to the maintenance, improvement and development of housing.
- Conserve and improve the condition of the existing affordable housing stock.
- Promote housing opportunities for all persons, regardless of race, religion, sex, marital status, ancestry, national origin or color.

The overall mission statement of Siskiyou County for housing is:

To provide an adequate supply of sound, affordable housing units in a safe and satisfying environment for the present and future residents of the County, regardless of race, age, religion, sex, marital status, ethnic background, or personal disabilities.

I. Goals, Policies, and Implementation Programs

The above undertakings, including Siskiyou County's mission statement, are intended to provide a framework for the goals, policies, implementation programs, and quantified objectives contained in this chapter.

This Housing Element Policy Document includes 8 goal statements. Under each goal statement, the element sets out policies that amplify the goal statement. Implementation programs are listed at the end of each sub-section and describe briefly the proposed action, the County agencies or departments with primary responsibility for carrying out the program, and the timeframe for accomplishing the program. Several of the implementation programs also have quantified objectives listed. In some instances, programs do not have quantified objectives due to their nature. For these programs, NQ is indicated for not quantifiable.

The following definitions describe the nature of the statements of goals, policies, implementation programs, and quantified objectives as they are used in the Housing Element Policy Document:

- Goal: Ultimate purpose of an effort stated in a way that is general in nature and immeasurable.
- Policy: Specific statement guiding action and implying clear commitment.
- Implementation Program: An action, procedure, program, or technique that carries out policy. Implementation programs also specify primary responsibility for carrying out the action and an estimated timeframe for its accomplishment. The timeframe indicates the calendar year in which the activity is scheduled to be completed. These timeframes are general guidelines and may be adjusted based on County staffing and budgetary considerations.
- Quantified Objective: The number of housing units that the County expects to be constructed, conserved, or rehabilitated; or the number of households the County expects will be assisted through Housing Element programs and based on general market conditions during the timeframe of the Housing Element.

The housing element law recognizes that in developing housing policy and programs, identified housing needs may exceed available resources and the community's ability to satisfy these needs. The quantified objectives of the housing element, therefore, need not be identical to the identified housing needs but should establish the maximum number of housing units that can be constructed, rehabilitated, and conserved over a five-year timeframe.

New Residential Construction

GOAL 1: To promote the provision of housing by both the private and public sector for all income groups in the County.

Policies

General Plan Consistency

Policy 1.1: The County will maintain consistency of the housing element with other elements of the general plan.

Administrative Support, Housing Funding and Permit Streamlining

Policy 1.2: The County shall ensure that its current building permit process and procedures do not unnecessarily constrain the production of affordable housing.

Policy 1.3: The County shall ensure that developers and County residents are made aware of key housing programs and development opportunities.

Policy 1.4: The County shall encourage developers to participate in Federal, State or other programs that assist in providing and maintaining housing affordable to very low income and special needs groups.

Provision of Affordable Housing Units

Policy 1.5: The County shall ensure that there are an adequate number of housing units to meet the needs of its citizens.

Policy 1.6: The County shall encourage and assist the construction of a variety of housing types with varying densities and prices, where feasible, that are affordable to all income groups, particularly very low income and special needs groups.

Policy 1.7: The County shall continue to work cooperatively with cities inside the County boundaries and the Siskiyou Association of Governmental Entities (SAGE) to ensure that the jurisdictions within the County plan for their “fair share” of housing needs.

Policy 1.8: The County shall continue to permit development of second dwelling units in single family residential areas.

Policy 1.9: The County shall examine housing needs across jurisdictional boundaries and accept responsibility for meeting its housing needs. This will be accomplished through its membership

in the Siskiyou Association of Governmental Entities (SAGE). As a member it will participate in the review and update of the Siskiyou County Regional Needs Plan.

Programs

General Plan Consistency

Program 1.1: The County will continue to maintain consistency between the housing element policies and other policies within the General Plan through the review of all policies for conflicts during General Plan revisions. An annual report on the status of the implementation of General Plan Housing Element Programs will be prepared, as required under Government Code Section 65400.

Responsibility:	Planning Department
Timeframe:	Annually
Funding Source:	County funds
Quantified Objective:	NQ

Administrative Support, Housing Funding and Permit Streamlining

Program 1.2: The Planning Department will continue to perform periodic reviews of its permit procedure to minimize the cost and time of processing permits.

Responsibility:	Planning Department
Timeframe:	Revisions will be made when improvements are identified to reduce the permit processing times.
Funding Source:	County funds
Quantified Objective:	NQ

Program 1.3: The Planning Department shall update its website to include information on affordable housing and available housing programs.

Responsibility:	Planning Department
Timeframe:	Ongoing
Funding Source:	County funds
Quantified Objective:	NQ

Program 1.4: The County will encourage the development of affordable housing by enlisting the support and cooperation of private developers and non-profit organizations. The County in turn will provide support services, such as periodically identifying potential sites for low and moderate-income housing that will not conflict with existing development policies, expediting the processing of permits and assistance in obtaining permits from regional or State agencies.

Responsibility:	Planning Department
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Timeframe: Ongoing
Funding Source: County funds to Great Northern Corporation
Quantified Objective: NQ

Program 1.5: On a yearly basis County staff and officials comprised of the Planning Director, Human Services Director, County Administrator's Office, County Auditor, Planning Commission, Board of Supervisors, representatives of cities within the County, the Community Services Council and local nonprofit housing groups such as the Rural Communities Development Corporation and Habitat for Humanity will convene to discuss housing issues in Siskiyou County. The "Housing Group" will establish housing priorities based on their discussions of issues and will determine which available State or Federal housing programs to apply for or sponsor in the next fiscal year. The "Housing Group" will assist in preparing applications and administering the programs on an annual basis. The representative from the Board of Supervisors will act as the chair, and the representative from the Planning Department will act as staff.

Responsibility: The "Housing Group"
Timeframe: Yearly before each fiscal year
Funding Source: County funds
Quantified Objective: NQ

Provision of Affordable Housing Units

Program 1.6: The County, with the assistance of non-profit housing groups, such as the Great Northern Corporation and other public and private agencies, will actively seek an increase in the supply of rental units that receive rental assistance by pursuing such increases with HCD, other Federal agencies, or the State Department of Housing and Community Development.

Responsibility: Great Northern Corporation and Planning Department
Timeframe: Ongoing
Funding Source: State and Federal funds
Quantified Objective: NQ

Program 1.7: The County will annually review potential funding sources (i.e., HOME funds and HUD Section 202 funds) for affordable housing and submit funding applications as appropriate.

Responsibility: Planning Department, Great Northern Corporation, and other public and private agencies
Timeframe: Annually
Funding Source: County funds
Quantified Objective: NQ

Program 1.8: The Building Department shall not impose requirements for construction other than those mandated by State law or those necessary to maintain the health and safety of citizens.

Providing Adequate Sites and Services

GOAL 2: To provide adequate sites and services to accommodate the Regional Housing Needs and satisfy existing demand.

Policies

Policy 2.1: The County shall maintain an adequate supply of land to meet its 2001-2008 Final Regional Housing Needs Plan (RHNP) allocation of 209 very low income units, 138 low income units, 128 moderate income units, and 189 above moderate income units.

Policy 2.2: The County shall prepare community plans for the unincorporated communities of the County on an as needed or request basis. The plans will include policies or programs regarding the construction of housing to meet projected population levels for these communities.

Programs

Program 2.1: The County shall periodically update its inventory of vacant and underutilized parcels identified in the Housing Element Background Report. The County shall also conduct an annual review of the types of dwelling units under construction or expected to be constructed during the following year, based on development proposals approved or under review by the County, of the housing to be developed during the remainder of the Housing Element planning period. This analysis will be compared to the County's remaining 2001-2008 Regional Housing Needs allocation figures to determine if any changes in land use policy are warranted.

Responsibility:	Planning Department
Timeframe:	Annually
Funding Source:	County funds
Quantified Objective:	NQ

Program 2.2: The County via the Great Northern Corporation and other public and private agencies will work with cities to sponsor a tour for interested affordable housing developers of the potential housing sites throughout the County.

Responsibility:	Planning Department
Timeframe:	By 2008
Funding Source:	County funds
Quantified Objective:	NQ

Program 2.3: The County and LAFCO shall continue to work with communities within the County and service districts to provide water and sewer service connections where constraints preclude housing development.

Responsibility: LAFCO and Planning Department
Timeframe: Ongoing
Funding Source: County funds
Quantified Objective: NQ

Program 2.4: The County, LAFCO, and SAGE shall continue to encourage and assist special districts and non-profit groups to apply for State and Federal grants to expand and improve their sewer and water service capabilities where improvements further the objectives of the Housing Element and are consistent with County General Plan Land Use Policies. The County will annually contact the above-mentioned groups and other appropriate groups, identify available funding and assist in applying for funds.

Responsibility: Planning Department, LAFCO and SAGE
Timeframe: Annual contact and applying for funds
Funding Source: State and Federal funds
Quantified Objective: NQ

Program 2.5: The County shall continue to assist and encourage the efforts of non-profit groups and governmental agencies to provide technical assistance to unincorporated communities in need of improving their existing sewer or water systems.

Responsibility: Board of Supervisors
Timeframe: As opportunity arises
Funding Source: County funds
Quantified Objective: NQ

Program 2.6: The County will review developing packaged water and sewer treatment systems in order to reduce the minimum lot size restrictions and increase density for multifamily development.

Responsibility: Public Health Department and Board of Supervisors
Timeframe: As opportunity arises
Funding Source: County funds
Quantified Objective: NQ

Conservation, Rehabilitation and Replacement of Existing Housing Stock

GOAL 3: To protect and conserve existing housing and replace blighted housing units, while maintaining affordability.

Policies

Policy 3.1: The County shall work diligently towards the rehabilitation of the existing housing stock and strive to replace blighted housing units in need of repair.

Policy 3.2: The County shall encourage regular maintenance of housing as a means of conserving existing housing stock.

Policy 3.3 The County shall promote the maintenance of existing mobile home parks.

Policy 3.4: The County shall ensure that rehabilitation efforts promote quality design and harmonize with surrounding neighborhood surroundings.

Policy 3.5: The County shall survey housing conditions on a periodic basis to identify substandard residential units.

Programs

Program 3.1: The County shall continue to assist the Great Northern Corporation as well as other non-profit and for-profit groups who demonstrate the ability and skill to undertake rehabilitation programs and who apply for State and Federal funds for rehabilitation programs.

Responsibility:	Board of Supervisors and Planning Department
Timeframe:	Ongoing
Funding Source:	County funds
Quantified Objective:	NQ

Program 3.2: When funds become available, the County shall conduct a housing conditions survey on a periodic basis to determine the need to for housing rehabilitation and the removal of unsafe units.

Responsibility:	Planning Department
Timeframe:	Ongoing, as funds become available
Funding Source:	CDBG, HCD Grants
Quantified Objective:	NQ

Fulfilling Special Needs

GOAL 4: To encourage the construction or placement of enough types of housing units necessary to meet the needs of households with special housing requirements.

Policies

Persons with Disabilities

Policy 4.1: The County shall continue to support programs to modify existing units to better serve the needs of disabled citizens.

Policy 4.2: The County shall provide reasonable accommodation for individuals with disabilities to ensure equal access to housing. The purpose of this is to provide a process for individuals with disabilities to make requests for reasonable accommodation in regard to relief from the various land use, zoning, or building laws, rules, policies, practices and/or procedures of the County.

Elderly

Policy 4.3: The County shall continue to encourage the development of housing for the elderly.

Policy 4.4: The County shall monitor the demand for senior housing to ensure that their needs are being met on an ongoing basis.

Policy 4.5: The County shall encourage the establishment of a range of housing types for seniors including elderly housing units ("granny housing"), residential board and care facilities for the elderly in the community.

Policy 4.6: The County shall strive to provide senior citizen housing near communities where a full range of governmental, commercial and medical facilities are available.

Farmworkers

Policy 4.7: The County shall work cooperatively with the Great Northern Corporation and other public and private agencies to address housing needs and the existing housing for farmworkers.

Homeless

Policy 4.8: The County shall continue to coordinate with the Great Northern Corporation and other public and private agencies to provide emergency shelter to citizens in need of housing on a short term, emergency basis.

Programs

Persons with Disabilities

Program 4.1: The County shall review development plans to assure consistency with State handicap and accessibility laws and require modifications for accessibility.

Responsibility: Building Department

Time Frame: On-going

Funding Source: NA

Quantified Objective: Enforcement of applicable State and Federal standards.

Program 4.2: The County shall review its Zoning Ordinance and other development procedures to ensure compliance with fair housing laws and ensure that these regulations do not create a hardship for persons with disabilities. The County shall amend its Zoning Ordinance and change its permit processing procedures, as needed, to facilitate accessibility for disabled persons.

Responsibility: Planning Department

Timeframe: 2005

Funding Source: County funds

Quantified Objective: NQ

Program 4.3: The County shall amend the County Code as necessary to provide individuals with disabilities reasonable accommodation in rules, policies, practices and procedures that may be necessary to ensure equal access to housing. The County will also make information available about requesting reasonable accommodation with respect to zoning, land use, permit processing, fees or building codes.

Responsibility: Planning and Building Departments

Timeframe: 2005

Funding Source: County funds

Quantified Objective: NQ

Program 4.4: The County shall continue to support and assist the Siskiyou Opportunity Center (SOC) in acquiring State or Federal funds to open and operate a center for developmentally disabled persons.

Responsibility: Board of Supervisors

Timeframe: As SOC requests County support or assistance

Funding Source: State or Federal funds

Quantified Objective: NQ

Program 4.5: The County shall support the efforts of the Great Northern Corporation and other public and private agencies to acquire additional housing units for developmentally disabled adults by writing letters or passing resolutions of support.

Responsibility: Board of Supervisors, Great Northern Corporation, and other public and private agencies
Timeframe: As funding opportunity presents itself.
Funding Source: County funds
Quantified Objective: NQ

Program 4.6: The County will require a Code amendment to facilitate implementation of a density bonus program. With the density bonus program in place, the County will award a 25 percent density bonus for projects in which more than 25 percent or more of the units are designed to meet the needs of physically disabled persons.

Responsibility: Planning Department
Timeframe: As projects for physically disabled persons are proposed.
Funding Source: County funds
Quantified Objective: NQ

Elderly

Program 4.7: The County shall assist the Great Northern Corporation and other public and private agencies in securing and operating a homeless shelter and transitional living area. The County's assistance shall consist of sponsoring grants and if possible using funds from available welfare programs.

Responsibility: Great Northern Corporation, Human Services Department, and other public and private agencies
Timeframe: Ongoing
Funding Source: CDBG and welfare program funds
Quantified Objective: NQ

Program 4.8: The County will request the Great Northern Corporation and other public and private agencies to investigate the possibility of starting a shared housing program. This program matches an elderly person with another compatible person seeking housing. Grant funds may be available from HCD to start up this program.

Responsibility: Planning Department, Great Northern Corporation, and other public and private agencies
Timeframe: Ongoing; as funding becomes available
Funding Source: State funds
Quantified Objective: NQ

Farmworkers

Program 4.9: The County will sponsor applications for funds from available State and Federal programs to provide housing for special needs groups. Over the next five years, if additional farmworker housing is needed, the County will either sponsor applications for farmworker housing or support the Great Northern Corporation and other public and private agencies in its application for such funds.

Responsibility:	Board of Supervisors and Planning Department
Timeframe:	During the funding cycles of CDBG programs and other funding cycles of other State and Federal housing program funding cycles.
Funding Source:	State and Federal funds
Quantified Objective:	NQ

Homeless

Program 4.10: The County will coordinate with the Great Northern Corporation and other public and private agencies to apply for and assist a non-profit organization to apply for emergency housing funds available from the Department of Housing and Community Development.

Responsibility:	Human Services Department and Non-Profit Organizations
Timeframe:	Next funding cycle for emergency housing funds
Funding Source:	HCD emergency housing funds
Quantified Objective:	NQ

Program 4.11: The County shall work with local faith-based organizations, other community groups and cities within the County to help develop a emergency shelter facility in Siskiyou County.

Responsibility:	Human Services Department and Board of Supervisors
Timeframe:	By 2008
Funding Source:	State and Federal funds
Quantified Objective:	NQ

Program 4.12: Amend the zoning ordinance to explicitly include emergency shelters and transitional housing as part of the definition of group homes and care facilities.

Responsibility:	Planning Department and City Council
Timeframe:	Amend the zoning code by 2005
Funding Source:	General Fund
Quantified Objective:	To facilitate a variety of housing types including emergency shelters and transitional housing

Minimizing Housing Costs by Efficient Energy Use

GOAL 5: To reduce residential energy use as a means of minimizing monthly housing costs.

Policies

Policy 5.1: The County shall promote the use of energy conservation features in the siting and design of all new residential structures.

Policy 5.2: The County shall implement State energy-efficiency standards.

Policy 5.3: The County shall work with local utility companies to promote energy efficiency.

Policy 5.4: When feasible, the County shall encourage new development to be sited to respond to climatic conditions , such as solar orientation, wind, and shadow patterns.

Programs

Program 5.1: The County shall continue to support and cooperate with the Great Northern Corporation, Pacific Power and Light (PPL) and other groups offering home weatherization programs, especially for low-income households. Support and cooperation shall consist of writing letters or passing resolutions of support and providing maps, census data or information from the County's Geographical Information System.

Responsibility:	Planning Department and Board of Supervisors
Timeframe:	As assistance is requested
Funding Source:	NA
Quantified Objective:	NQ

Program 5.2: The County shall enforce Title 24 provisions of the California Administrative Code for residential energy conservation measures.

Responsibility:	Building Department and Board of Supervisors
Timeframe:	As assistance is requested
Funding Source:	NA
Quantified Objective:	NQ

Increasing Home Ownership Opportunities

GOAL 6: To increase opportunities for home ownership by providing the County and its citizens with greater economic stability and vitality.

Policies

Policy 6.1: The County shall develop strategies and actions to increase home ownership opportunities through economic development in order to create greater opportunities and stability in the employment market.

Programs

Program 6.1: The County, through the Siskiyou County Economic Development Council (SCEDC), will continue to examine ways to attract new industries, such as providing incentives or promoting the benefits of Siskiyou County in publications.

Responsibility:	SCEDC
Timeframe:	Ongoing
Funding Source:	County funds
Quantified Objective:	NQ

Program 6.2: The County, through the SCEDC, will assist new industries, interested in locating in the County, in securing loan guarantees of other forms of assistance from State and Federal agencies.

Responsibility:	SCEDC
Timeframe:	As new industries request assistance from SCEDC
Funding Source:	State and Federal funds
Quantified Objective:	NQ

Program 6.3: The County will work with cities within the County to develop a joint down payment assistance program.

Responsibility:	County
Timeframe:	Ongoing
Funding Source:	HOME, CDBG, and Cal-FHA funds
Quantified Objective:	NQ

Eliminating Housing Discrimination

GOAL 7: To ensure that discrimination does not interfere with the attainment of the County's housing goals and objectives.

Policies

Policy 7.1: The County shall promote housing opportunities for all persons regardless of age, sex, religion, marital status, national origin, disability, and other barriers that prevent choice in housing.

Policy 7.2: The County shall provide information and referrals regarding fair housing complaints, tenant-landlord conflicts, habitability, and other general housing assistance.

Programs

Program 7.1: The County shall make information regarding state and federal fair housing requirements available at a variety of community places such as public libraries, community centers, senior centers, local social service offices, administrative offices and other public locations in the unincorporated County. The County also shall direct persons with complaints of housing discrimination to the appropriate State and Federal agencies that handle such complaints. These agencies shall be responsible for resolving complaints. The Planning and Building Departments will post notices indicating where complaints can be made.

Responsibility:	Health, Planning and Building Departments
Timeframe:	As complaints are received
Funding Source:	NA
Quantified Objective:	NQ

Maintaining Affordable Housing

GOAL 8: To ensure that affordable housing is made available to adequately serve County residents at lower income levels.

Policies

Policy 8.1: The County will continue to cooperate with the Great Northern Corporation and other public and private agencies to increase opportunities for residents to obtain affordable housing.

Programs

Program 8.1: The County will continue to cooperate with and support the efforts of the Great Northern Corporation and other public and private agencies that are working to increase the number of Section 8 certificates in the County. An additional 25 Section 8 certificates will be sought. The County will prepare letters or resolutions or provide technical assistance in support of this effort.

Responsibility:	Great Northern Corporation and other public and private agencies
Timeframe:	Ongoing
Funding Source:	Federal funding
Quantified Objective:	NQ

II. Quantified Objectives

This section inventories the quantified objectives for affordable housing units to be created as a direct result of affordable housing programs and past local housing market trends.

In order to determine an estimated number of very low- and low-income units that will be built between January 1, 2002 and June 30, 2008, an average was taken of multifamily units constructed during a 5-year period (1995-2000) in Siskiyou County. Based on a yearly average of 4 multifamily units constructed during that period, a determination was made that an estimated 26 multifamily units could be constructed between January 1, 2002 and June 30, 2008 (a 6.5-year period). These units could be equally distributed between the low- and very low-income categories (13 units for each category). In addition to these housing units, Program 8.1 specifically addresses the goal to provide an additional 25 Section 8 certificates for affordable housing. These units can be applied to the very-low income category as well.

Furthermore, based on a yearly average of 60 mobile home units produced between 1995-2000, a total of 390 mobile home units are estimated to be constructed during the next planning period. An assumption can be made that 70 percent of these units will be individual mobile homes with foundations, and 30 percent will be in mobile home parks. The 70 percent (273 units) can be applied to the above-moderate income category, and the remaining 30 percent (117 units) can be applied to the moderate income category.

Based on a yearly average of 111 single-family residential units produced between 1995-2000, a total of 724 single-family units are estimated to be constructed during the next planning period. These units can be applied to the above-moderate income category. Therefore, a total of 997 units (724 single-family units and 273 individual mobile home units) are estimated to be constructed that would fall in the above-moderate income category.

Table 1 below summarizes the County's housing needs, its progress towards meeting those needs to date, and its quantified objectives for production of housing through the end of the Housing Element planning period. Since there are no housing units at-risk of conversion between January 1, 2002 and June 30, 2008, there are no quantified objectives for the conservation of existing housing stock. In the past, there has been no established rehabilitation program in the County. Although rehabilitation will be an ongoing effort for this planning period as indicated in Program 3.1, no quantified objectives can be applied at this time.

TABLE 1
QUANTIFIED OBJECTIVES:
JANUARY 1, 2002-JUNE 30, 2008

Income Category	Housing Needs (1)			Quantified Objectives		
	Housing Needs: Total RHNP Allocation 2001- 2008	Progress to Date: Jan 2000-Dec 2001	Remaining Allocation: Jan 2001-June 2008	New Construction	Conservation and Rehabilitation	
				New Construction	Conservation	Rehabilitation
Very Low	209	0	209	38	0	0
Low	138	0	138	13	0	0
Moderate	128	0	128	117	0	0
Subtotal Affordable Units	475	0	475	168	0	0
Above Moderate	376	187	189	997	0	0
Total	851	187	664	1,165	0	0

Sources: Siskiyou County Planning Department

As shown in Table 1, after accounting for new units constructed from January 2000 through December 2001, Siskiyou County has a remaining need for 664 housing units, including 209 very-low income units, 138 low-income units, and 128 moderate-income units.

III. Public Participation

As part of the Housing Element process, the County implemented the State's public participation requirements in Housing Element Law, indicated in Government Code Section 65583 (c)(6)(B), that jurisdictions "...shall make a diligent effort to achieve participation of all economic segments of the community."

As part of this effort, the County coordinated with the Great Northern Corporation (GNC) throughout the Housing Element process (GNC assists the County in provide necessary housing for special needs groups) to determine the current demand for existing programs/services for special needs groups as well as the adequacy of existing programs/services provided. Based on the information gathered, policies and programs were either revised or developed for the Housing Element to address current and anticipated future needs. Direct input was gathered from GNC to revise the existing programs and develop the new programs.

During the Housing Element process, a joint Board of Supervisors/Planning Commission Study Session was held on July 8, 2003 to review the Housing Element. During this Study Session, the public was invited to attend to provide input as well. A public notice of the meeting was posted in the local newspaper. Additionally, public hearings will be held to provide public opportunity for input or otherwise participate in the review process. A minimum of two such noticed hearings will be held.

The final Housing Element will be mailed to the following agencies:

- Community Services Council
- Great Northern Corporation
- Habitat for Humanity
- Lane Street Effort
- Rural Communities Development Corporation
- Siskiyou Domestic Violence & Crisis Center
- Siskiyou Opportunity Center

The availability of the Housing Element will also be posted in the following local newspapers:

- Siskiyou Daily News
- Pioneer Press
- Butte Valley Star
- Weed Press
- Mt. Shasta Herald
- Southern Siskiyou News

VII. RESOURCES

List of Persons, Agencies and Organizations Contacted

Siskiyou County Planning Department

Siskiyou County Building Department

Siskiyou County Public Works Department, Road Division

California Department of Housing and Community Development

Great Northern Corporation

Donna Clare, Remax Realty

Jaime Lea, Shastina Community Service District

John Tanner

Ron Fitton Design

Ron Hassle, Fairlane Mobile Homes

Sharon Grace, Siskiyou County Association of Realtors

Valley Fair Realty

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Siskiyou County. Siskiyou County General Plan, 1980

Siskiyou County. Siskiyou County Zoning Ordinance

California Department of Housing and Community Development, Regional Housing Needs Allocation Plan, September 13, 2002

California Department of Finance. Official State Population and Housing Estimates, January 1, 2000 (Table E-5). Sacramento, California.

California Department of Finance. Official City/County Population and Housing Estimates, January 1, 2000 (Table E-5). Sacramento, California.

California Employment Development Department, County Snapshot: Siskiyou County 2001, 2001

Castrillo and Associates. Siskiyou County General Plan Housing Element, December 1992

Social Security Administration

U.S. Census, 1990.

U.S. Census, 2000.

U.S. Department of Housing and Urban Development

APPENDIX A FINDINGS

The following is a discussion of findings as a result of preparation of the Background Report for the Siskiyou County Housing Element:

Significant Demographic Trends: 1990 and 2000

- Population grew by only .18 percent (770 persons), compared to the 1.3 percent growth rate that occurred at a statewide level.
- The annual growth rate for the construction of housing units was only .86 percent compared to California's 1.4 percent.
- In 2000, 18.5 percent of housing units were mobile homes compared to California's 4.8 percent.
- Home ownership grew from 57.2 to 67.2 percent, possibly due to the immigration of retirees with higher income levels.
- The median rent in 2000 for Siskiyou County was \$471, compared to California's median rent of \$747.
- Approximately 31 percent of households are headed by seniors.

Availability of Land

Land available for affordable housing which typically requires higher development densities to be economically feasible, is limited in the County by the following factors:

- Large minimum lot requirements of 1 acre or more due to necessary water well and septic tank construction and operation standards
- Lack of a water service provider and piped sewer system which typically serve higher density residential development
- Geographic constraints (i.e., steepness of slopes, floodplains, geological hazards, foundation limitations, etc.)
- Distance to services, especially fire suppression in wildlife hazard areas.